



**BUILDING & STANDARDS
COMMISSION
PACKET
May 21, 2025**

BUILDING & STANDARDS COMMISSION AGENDA

Notice is hereby given that the Rockport Building & Standards Commission will hold a meeting on Wednesday, May 21, 2025, at 5:30 p.m. The meeting will be held in person at the Training Room of the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas. Members of the public can view the meeting via live stream at <https://www.youtube.com/@rockporttxgov>

Public participation is valued and citizens wishing to express their views on agenda items can electronically submit a citizen participation form in order to register to speak by going to <https://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56> Using the same form, citizens can also provide written comments to the Community Planner by 4:00 p.m. on the day of the meeting. The Chair will read the comments and they will be summarized in the minutes of the meeting.

The matters to be discussed and acted upon are as follows:

Opening Agenda

1. Call meeting to order.
2. Introduction of new Code Enforcement Staff.

Public Hearing

3. Call to Order – Building & Standards Commission.
4. Administer Oath to any and all persons providing testimony on Agenda items.
5. Conduct a Public Hearing to consider recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 803 Moline Street, also known as Block B, Lot 7 & 8, Central Subdivision, Rockport, Aransas County, Texas; currently owned by Valdermar Roque & Marnina R Elizondo.
6. Conduct a Public Hearing to consider recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 1301 Jim's Smokehouse Road, also known as Space 12, Label #NTA1969367, Serial #CLW049755TX, Shady Oaks RV Park Subdivision, Rockport, Aransas County, Texas; property currently owned by Sampatti LLC, DBA Shady Oaks RV Park, manufactured home currently owned by Alfredo Ramirez Jr. & Grace Campos Ramirez.
7. Conduct a Public Hearing to consider recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 111 Lazy Road, also known as Lot 29 and 30, Lazy Acres Subdivision, Rockport, Aransas County, Texas: currently owned by Lewis M. Arnold Jr.
8. Conduct a Public Hearing to consider recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 618 Moline Street, also known as Block 1, Lot 9 & 10, W-40' of Each, Central Subdivision, Rockport, Aransas County, Texas; currently owned by Kenneth McKinney.

9. Conduct a Public Hearing to consider recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 822 Gagon Street, also known as Block 56, Lot 9 & 10, Smith and Wood Subdivision, Rockport, Aransas County, Texas; currently owned by Wallace W Tinnin II & Erica K Tinnin.
10. Conduct a Public Hearing to consider recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 513 North Ann Street, also known as Block 35, Lot 6 & 7, Smith and Wood Subdivision, Rockport, Aransas County, Texas: currently owned by Edward B Arroyos.
11. Conduct a Public Hearing to consider recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 111 Timber Lane Loop, also known as Block 1, Lot 11, Sylvan Heights Subdivision, Rockport, Aransas County, Texas: currently owned by Tria Sigma Investments LLC.
12. Conduct a Public Hearing to consider recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 734 Young Street, also known as Block OL 25, Lot 23 & 24, Spencer Subdivision, Rockport, Aransas County, Texas: currently owned by Gloria S Pena & Mary Ann Olson.
13. Conduct a Public Hearing to consider recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 1104 Plover Lane, also known as Block 26, Lot 12, West Terrace Unit 2, Rockport, Aransas County, Texas, currently owned by John ETUX Beckie E. Avis.

Regular Agenda

14. Deliberate and act on approval of the regular meeting minutes of July 18, 2024.
15. Discussion, Consideration, and Action regarding the Demolition Order issued by the Building & Standards Commission on June 26, 2023 for property located at 602 East Cornwall Street, also known as Lots 14 - 16, Block 10, Smith and Wood Subdivision, Rockport, Aransas County, Texas; currently owned by Annette Garza, Sergio Garza and Joe H Garza, Jr.
16. Discussion, Consideration, and Action regarding the Demolition Order issued by the Building & Standards Commission on June 26, 2023 for property located at 1122 N Ann, also known as Lots 11 & 12, Block 243, Smith & Wood Subdivision, Rockport, Aransas County, Texas; currently owned by Rex Ledbetter.
17. Deliberate and act on a recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 803 Moline Street, also known as Block B, Lot 7 & 8, Central Subdivision, Rockport, Aransas County, Texas; currently owned by Valdermar Roque & Marnina R Elizondo.
18. Deliberate and act on recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 1301 Jim's Smokehouse Road, also known as Space 12, Label #NTA1969367, Serial #CLW049755TX, Shady Oaks

RV Park Subdivision, Rockport, Aransas County, Texas; property currently owned by Sampatti LLC, DBA Shady Oaks RV Park, manufactured home currently owned by Alfredo Ramirez Jr. & Grace Campos Ramirez.

19. Deliberate and act on recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 111 Lazy Road, also known as Lot 29 and 30, Lazy Acres Subdivision, Rockport, Aransas County, Texas: currently owned by Lewis M. Arnold Jr.
20. Deliberate and act on recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 618 Moline Street, also known as Block 1, Lot 9 & 10, W-40' of Each, Central Subdivision, Rockport, Aransas County, Texas; currently owned by Kenneth McKinney.
21. Deliberate and act on recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 822 Gagon Street, also known as Block 56, Lot 9 & 10, Smith and Wood Subdivision, Rockport, Aransas County, Texas; currently owned by Wallace W Tinnin II & Erica K Tinnin.
22. Deliberate and act on recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 513 North Ann Street, also known as Block 35, Lot 6 & 7, Smith and Wood Subdivision, Rockport, Aransas County, Texas: currently owned by Edward B Arroyos.
23. Deliberate and act on recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 111 Timber Lane Loop, also known as Block 1, Lot 11, Sylvan Heights Subdivision, Rockport, Aransas County, Texas: currently owned by Tria Sigma Investments LLC.
24. Deliberate and act on recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 734 Young Street, also known as Block OL 25, Lot 23 & 24, Spencer Subdivision, Rockport, Aransas County, Texas: currently owned by Gloria S Pena & Mary Ann Olson.
25. Deliberate and act on recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 1104 Plover Lane, also known as Block 26, Lot 12, West Terrace Unit 2, Rockport, Aransas County, Texas, currently owned by John ETUX Beckie E. Avis.
26. Adjournment.

Special Accommodations

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (361) 729-2213, ext. 225 or FAX (361) 790-5966 or email citysec@cityofrockport.com for further information. Braille is not available. The City of Rockport reserves the right to convene into executive session under Government Code §§ 551.071-551.074 and 551.086.

In accordance with the requirements of Texas Government Code Section 551.127, a member of the governing body may participate in this meeting from a remote location. A quorum of the governing body as well as the presiding officer shall be physically present at the above posted location, which shall be open to the public. Those participating remotely shall be visible and audible to the public for all open portions of the meeting. A member of a governmental body who participates in a meeting remotely as provided by law, shall be counted as present at the meeting for all

purposes.

Certification

I certify that the above notice of meeting was posted on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas on Friday, May 18, 2025, by 5:00 pm and on the City's website at www.cityofrockport.com. I further certify that the following News Media were properly notified of this meeting as stated above: *The Rockport Pilot* and *Corpus Christi Caller Times*.

A handwritten signature in black ink that reads "Carey Dietrich". The signature is written in a cursive, flowing style.

Carey Dietrich,
Director Building & Development

BUILDING & STANDARDS COMMISSION MINUTES

On this Thursday, the 18th Day of July 2024, the Building and Standards Commission held a Meeting at 5:30 p.m. The meeting was held at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas.

Members Present

Warren Hassinger
Patricia Bemrose
Rocky Gudim
Pam Dixon Frost

Members Absent

Richard W. Smith
Janetta Davis
Brandi Picton

Staff Members Present

Mike Donoho, Director Building and Development
Carey Dietrich, Community Planner/Building Official
Belinda Garcia- Administrative Coordinator
Robert Decker – Building Inspector
David Lowell – Building Inspector

Judy Emerson – Code Enforcement
Cory Elrod – Code Enforcements
Robert Ramos – Code Enforcement
Robert Argetsinger - IT

Guest(s) Present

Four (4)

Open Agenda

1. Meeting called to order at 5:30 p.m.
2. Introduction of new Code Enforcement Staff.

Public Hearing

3. Call to Order – Building and Standards Commission at 5:31pm.
4. Administer oath to any and/or all persons providing testimony on Agenda items.
5. Conduct a Public Hearing to consider recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 519 East First St., also known as Block 78, Lot 1, Manning Subdivision, Rockport, Aransas County, Texas; currently owned by Larry ETUX Donnah Henne. **Close 5:32pm-N/A**
6. Conduct a Public Hearing to consider recommendation from the Code Official that the Building and Standards Commission order building(s) demolished, on property located at 220 Lazy Road, also known as Lots 8-9, Lazy Acres Subdivision, Rockport, Aransas County, Texas; currently owned by Jerry W. & Jerri L. Messer. **Close 5:33pm-N/A**
7. Conduct a Public Hearing to consider recommendations from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 1115 South Live Oak Street, also known as Block 40, Lot 4, Doughty & Mathis Subdivision, Rockport, Aransas County, Texas, currently owned by Mark & Valerie Meandro.

Mark Meandro spoke. Wesley Jahns spoke.
Letters from John Fulton and David & Annette Canales.

Regular Agenda Open 5:41 pm

8. Deliberate and act on approval of the regular meeting minutes of October 30, 2023.

MOTION: Member Pam Dixon Frost made a motion to approve with correction of spelling of Member Patt Bemrose's name. Member Rocky Gudim seconded the motion. Motion passed unanimously.

9. Deliberate and act on recommendation from the Code Official that the Building and Standards Commission order building(s) demolished, on property located at 519 East First St., also known as Block 78, Lot 1, Manning Subdivision, Rockport, Aransas County, Texas; currently owned by Larry ETUX Donnah Henne.

MOTION: Member Pam Dixon Frost made a motion at 519 East First St to issue a demolish order. Member Patt Bemrose seconded the motion. Members Rocky Gudim, Pam Dixon Frost, Patt Bemrose and Warren Hassinger all voted Yay.

10. Deliberate and act on recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 220 Lazy Road, also known as Lots 8-9, Lazy Acres Subdivision, Rockport, Aransas County Texas; currently owned by Jerry W. & Jerri L. Messer.

MOTION: Member Pam Dixon Frost made a motion at 220 Lazy Rd to issue a demolish order. Member Rocky Gudim seconded the motion. Members Rocky Gudim, Pam Dixon Frost, Patt Bemrose and Warren Hassinger all voted Yay.

11. Deliberate and act on recommendation from the Code Official that the Building and Standards Commission order buildings(s) demolished on property located at 1115 South Live Oak Street, also known as Block 40, Lot 4, Doughty & Mathis Subdivision, Rockport County, Texas; currently owned by Mark & Valerie Meandro.

MOTION: Rocky Gudim motioned to issue Demo Order for 1115 S Live Oak St with a 30-day extension to allow the owner to get a permit/ then 6 months from permit issuance if not completed or after the 30 days extension expires with no permit then the Demo Order will be executed. After the motion there was a discussion to allow the Building Official to give an extension in 30 day increments if the work is substantially complete.

Member Pam Dixon Frost seconded the motion. Members Rocky Gudim, Pam Dixon Frost, Patt Bemrose and Warren Hassinger all voted Yay.

12. Discussion, Consideration, and Action regarding the Demolition Order issued by the Building & Standards Commission on June 26, 2023, for property located at 1122 N. Ann, also known as Lots 11 & 12, Block 243, Smith & Wood Subdivision, Rockport, Aransas County, Texas; currently owned by Rex Ledbetter.

MOTION: Member Pam Dixon Frost motioned to reiterate the issuance of the Demo

Order giving a 6-month extension to complete the project. If the project is substantially complete at the end of 6 months, the Building Official has the authority to give extensions in 30-day increments, only if it is substantially complete. Member Patt Bemrose seconded the motion. Members Rocky Gudim, Pam Dixon Frost, Patt Bemrose and Warren Hassinger all voted Yay.

Adjournment

There being no further business, Chairman Hassinger adjourned the meeting at approximately 6:15 pm. **Member Patt Bemrose made a motion to adjourn. Member Pam Dixon Frost seconded. Motion passed unanimously.**

Prepared by: _____
Belinda Garcia, Administrative Coordinator

Approved by: _____
Warren Hassinger, Chairman

STAFF REPORT

Code Enforcement Department-Code Enforcement Officer-Judy Emerson
2751 SH 35 Bypass, Rockport, TX 78382
Phone: (361) 556-5272 | Email: jemerson@cityofrockport.com

**PROPERTY ADDRESS/LOCATION****801/803 Moline St.****APPLICANT/PROPERTY OWNER****Valdermar Roque & Marina R Elizondo****LEGAL DESCRIPTION****Central, Block B, Lot 7 & 8****PUBLIC HEARING/HEARING DATE(S)****Wednesday, May 21, 2025****BRIEF SUMMARY OF REQUEST**

Code Enforcement Officer Judy Emerson is requesting that the structure that sits on the east side of this property and is addressed as **801 Moline St.** be demolished, and all debris, junk and trash be removed and the property be returned to its natural state.



MAP SOURCE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IM1,277PROVEMENTS	SIZE OF PROPERTY
R-2	Residential	R-2 Residential	1,277sqft House including porches	64' X 60' 3,840sqft

STAFF RECOMMENDATION**REPAIR****REPAIR WITH CONDITIONS****DEMOLISH****PROPERTY HISTORY**

March 19, 2025, Code Enforcement personnel conducted a routine check for potential code violations at the above listed location which appeared to be an unsafe structure. Code Enforcement personnel observed that the roof that was replaced after Hurricane Harvey appeared to have a sway in addition, junk and trash were observed on the premise, the porch was in poor shape. Code Enforcement Officer Emerson researched the property and found that the premise is currently unoccupied. There is water service, but it also services the other house on the property and the property is serviced by a septic tank for sewer. The electric meter to this house has been pulled and the drop has been cut. Code Enforcement personnel determined the premise if unsecured.

On April 2, 2025, a search warrant was issued by Judge Bianchi and executed on April 3, 2025. As a result, the following deficiencies were found at the premises; The front porch has rotten boards and the railings are falling and rotten, there are cracks and holes in the stucco and inside and outside of the structure. Several of the windows have been replaced but are not the correct size and a lot are partially covered, and the roof has a sway in it. There is Romex wiring on the outside of the structure. There is water damage throughout the structure, and holes in the flooring.

April 4, 2025, a Notice of Violation letter was sent certified letter mail to the owner of the property. The Notice of Violation was also posted on the structure along with the substandard checklist.

One of the property owners, Valdermar Roque did come into the office and spoke with Officer Emerson, he was asking about the notice he had received. Officer Emerson explained that she was going to ask the commission for demolition orders to demolish the structure.

May 5, 2025, the property was posted, and a certified notice was sent informing the owners of the public hearing.

SEE ATTACHED SUPPORTING DOCUMENTS

Account Number AA-1150-01  New OccupantAddress 801 N MOLINE ST Zone 01  ** Notes **Name ROQUE, VALEMAR 

General Metered Non-Metered Financial Information Comments History Consumption History Service Orders Devices Notifications

Mailing Address

Attention 

Address

803 N MOLINE ST
ROCKPORT, TX
78382-5111, C007 

Profile

Statement Bill ☐Statement Group 

Class

ICL  INSIDE CITY LIMITS E-Mail 

Exceptions

Confidential CONTACT # 55766 DL 05019680 TX BROCHURE 

Account Details

Status

Active 

Start Date

7/17/2019 

Bill Thru Date

3/15/2025 

Last Bill Date

3/15/2025 

Balance

56.53

Pending Activity

0.00 

Credit History

Bill: 24 Cut: 0 Pen: 0 

Deposits

300.00 

Cutoff

N/A 

Contracts

0.00 

Draft

N/A ☐ Edit This Record

Clear

View

rp.jemerson

Account Management - (View)

File Edit Options Functions Consoles Help Chat



Account Number New Occupant
 Zone **Notes**

Address
 Name

General Metered Non-Metered Financial Information Comments History Consumption History Service Orders Devices Notifications

Code Phone
 Description Extra Text

Code	Description	Data	Addr/Occup
CEL	CELL PHONE	361-633-4007	
D L	DRIVER'S LICENSE	05019680 TX	
A5	AREA 5	5	
GA	GARBAGE DAY	FRIDAY	
MCA	MISC COMMENT-ADDR	SE NOT AVAILABLE	
NOTE	NOTE	SERVES WATER TO 803 N MOLINE	
NOTE	NOTE	GAS LK 3/20/19 O/L NEEDS INSP	
ON	OWNERS NAME	MAXIMILLIO ROQUE	
RE CK	RE CHECK	FINAL RDG 948-983	
SCITY	SERVICE CITY	Rockport	
SZIP	SERVICE ZIP	78382	

☐ Edit This Record

Clear

View

rp.jemerson

From: Judy Emerson <jemerson@cityofrockport.com>
Sent: Tuesday, March 11, 2025 11:36 AM
To: Permit-Faxes <permit-faxes@aep.com>
Cc: Carey Dietrich <Communityplanner@cityofrockport.com>; Roberto Ramos <raramos@cityofrockport.com>; Larry Sinclair <lsinclair@rockporttx.gov>
Subject: [EXTERNAL] Information

Hello,

We are beginning our next round of sub-standard structures and need to know if the following addresses have electrical service and if they do not, please add date when service was discontinued. These are all within the city limits of Rockport, TX. These also may be listed without the directional street address.

1. 822 N Gagon***meter is still there, we disconnected on 11/07/23
2. 513 N Ann**meter is currently connected
3. 618 N Moline**meter is currently connected
4. 803 N Moline**meter is currently connected
5. 801 N Moline**address did not pull up in system.
6. 734 S Young**address did not pull up in system
7. 1104 Plover**meter is there, we disconnected on 03/27/23
8. 111 Lazy Rd**meter is still there, we disconnected on 11/01/24
9. 111 Timber Lane Loop**meter is currently connected-**The City had this meter pulled for Life & safety reasons**

Please let me know if you have any questions.

Thank you,

Judy Emerson

City of Rockport

Senior Code Enforcement Officer-TDLR #7296

2751 SH 35 Bypass

Rockport, TX 78382

361-556-5272-Office

361-790-1125 ext 255

361-542-6192-Cell

www.rockporttx.gov

Aransas CAD Property Search

Property ID: 15122 For Year 2025

Property Details

Account		
Property ID:	15122	Geographic ID: 1025-002-007-000
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	803 MOLINE ST ROCKPORT, TX 78382	
Map ID:	A-3	Mapsco:
Legal Description:	CENTRAL, BLOCK B, LOT 7 & 8	
Abstract/Subdivision:	S1025	
Neighborhood:	(SAB-CENT) SABINAL CENTRAL	
Owner		
Owner ID:	147779	
Name:	ROQUE VALDERMAR	
Agent:		
Mailing Address:	& ELIZONDO MARINA R 803 N MOLINE ST ROCKPORT, TX 78382-5111	
% Ownership:	100.0%	
Exemptions:	HS - For privacy reasons not all exemptions are shown online.	

Property Values

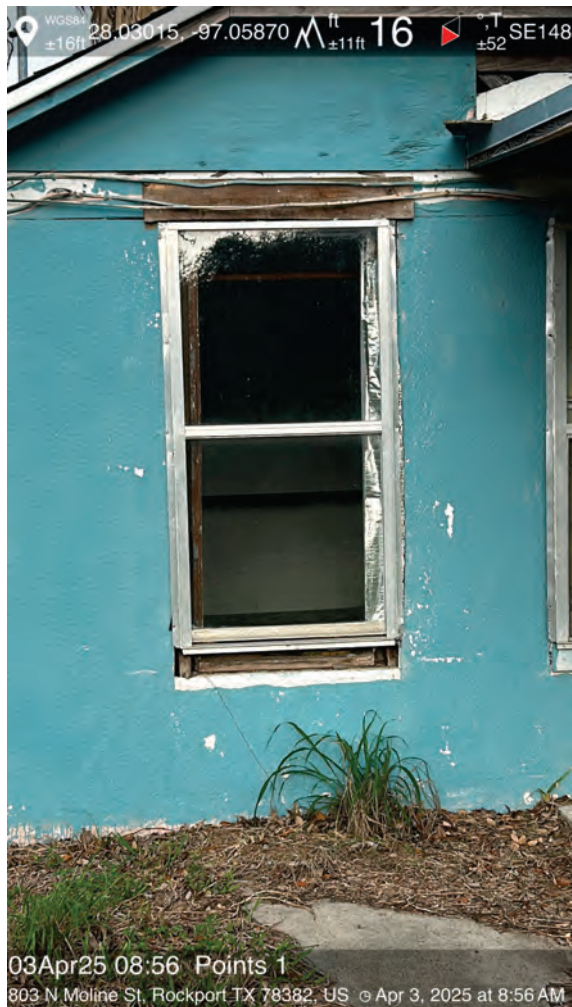
Improvement Homesite Value:	\$46,980 (+)
Improvement Non-Homesite Value:	\$53,570 (+)
Land Homesite Value:	\$22,270 (+)
Land Non-Homesite Value:	\$22,270 (+)
Agricultural Market Valuation:	\$0 (+)

Attachment A











03Apr25 08:57 Points 1
803 N Moline St, Rockport TX 78382, US © Apr 3, 2025 at 8:57 AM



WGS84 28.03022, -97.05875 ft 19 NE35
03Apr25 08:57 Points 1
803 N Moline St, Rockport TX 78382, US © Apr 3, 2025 at 8:57 AM















NOTICE OF VIOLATION

Marina R Elizondo
524 Blanco St.
Taft, TX 78390

Case No. 25-000095
Issued: April 04, 2025
Certified Mail #: 9589071052702171413907

VIOLATION LOCATION

803 MOLINE ST,
Rockport, TX 78382

LEGAL DESCRIPTION

Central, Block B, Lot 7 & 8

Dear Marina R Elizondo,

It has come to our attention that the following violation(s) as described in *Chapter 22, Article X, Section 22-344, 22-347, 22-348, 22-352 (c.1.C)* of the City's Code of Ordinances as Unsafe Building Abatement - Substandard Structure are present at the above referenced location.

Violation Description:

22-344-"All substandard and dangerous buildings as defined herein are hereby declared to be public nuisances, and shall be repaired, vacated or demolished pursuant to the guidelines herein." 22-347-"In addition to the requirement that buildings comply with the standards adopted in this Code, a substandard or dangerous building or structure is defined as any building or structure: (1) Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement; (2) Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering; (3) Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city; (4) Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment; (5) Which has parts thereof which are so attached that they may fall and injure members of the public or property; (6) Which, because of its condition,



is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or (7) Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, Violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety or property damage." 22-348-"The following guide shall be followed by the code official in determining whether to repair, vacate or demolish any substandard and dangerous buildings: (1) Repair. If the code official determines that a building can reasonably be repaired so that it will no longer exist in violation of the terms of this article, the code official shall order it repaired within a reasonable time frame. A reasonable time frame as defined in this article. If the owner or occupant fails to make such repairs within the time frame allowed, the code official shall recommend that the building and standards commission order repairs, impose fines, order the demolition of the building, or take other appropriate action to implement this subsection. (2) Vacation. If the code official determines that a building is in such condition as to make it a danger to the health, safety or general welfare of its occupants or the citizens of the city or if deemed necessary for the abatement of the nuisance, the code official shall order it vacated. If the owner or occupant fails to vacate a building after proper notice, the code official shall recommend that the building and standards commission order the vacation of the building, impose a fine, or take other appropriate action to implement this subsection. (3) Demolition. The code official shall recommend that the building and standards commission order a building demolished, if: (A) It is at least 50 percent or more damaged or deteriorated, on either a structural or current market value; (B) Is in immediate danger to life or safety of any person and is not immediately corrected to eliminate the danger and therefore made "not an immediate danger"; (C) Is in need of repair and is not repaired within the reasonable time; (D) Is in such condition to make it a nuisance to the health, safety, or general welfare of the occupants or the public, has been ordered vacated by the code official, and has not been cured of the defects within the reasonable time as set forth in this article; or (E) Is in need of repair and has water, sewer, gas, or electricity utilities disconnected or physically severed and has been vacant and uninhabited in excess of six months." 22-352 (c.1.C)-"At the hearing any owner, or mortgagee, or lienholder who objects to the demolition or removal of the building will be required to submit proof of the scope of any work including but not limited to plans for repair, estimated date of completion, and proof of financial ability to complete such repairs; or, provide factual evidence demonstrating why repairs are not necessary, and why the orders, request and directives made by the code official should be determined to be in error; and, request the Building and Standards Commission order the building not be demolished and removed from the premises, and the premises cleaned."

According to the real property records of Aransas County, you own the real property described in this



notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office not later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not

Please Correct:

PLEASE READ THIS ENTIRE NOTICE. THIS NOTICE IS FOR THE BLUE VACANT HOUSE THAT SITS ON THE EAST OF THE PROPERTY ACCORDING TO THE ARANSAS COUNTY APPRAISAL DISTRICT IMMEDIATELY VACATE & SECURE ALL OPENINGS ON THE STRUCTURE(S) THEN REPAIR, REMOVE OR DEMOLISH STRUCTURE(S) ON PROPERTY. SEE ATTACHED SUBSTANDARD BUILDING INSPECTION REPORT FOR STRUCTURE(S) IMPROVEMENTS OR CONDITION(S) DEEMING STRUCTURE(S) SUBSTANDARD. SEE HIGHLIGHTED ITEMS ABOVE FOR CONDITIONS CONSTITUTING A SUBSTANDARD OR DANGEROUS BUILDING. GENERAL DESCRIPTION OF STRUCTURE(S) IS DESCRIBED AS A BLUE STRUCTURE(S) WITH 1277 TOTAL SQUARE FEET INCLUDING PORCHES. CODE OFFICER WILL RECOMMEND DEMOLITION OF THE STRUCTURES(S) AT OUR NEXT BUILDING AND STANDARDS COMMISSION MEETING, WITH THE DATE TO BE DETERMINED, WHICH YOU WILL BE NOTIFIED OF. PLEASE CONTACT US WITHIN 30 DAYS FROM THE DATE OF THIS NOTICE TO DISCUSS THIS MATTER. .

Compliance:

Immediately Vacate & Secure, Then Repair or Demolish

It shall be the duty of any person owning, leasing, claiming, occupying, or having supervision or control of any real property, occupied or unoccupied, improved or unimproved, developed or undeveloped, within the corporate limits of the city to board up all openings on structure(s) to secure from disease carrying pests and vagrants, then contact Building and Development Department with plans to repair or demolish structure(s) on property. Make the necessary corrections within thirty (30) days of the date of this notice to avoid any further legal action by the City. Failure to comply with this request may result in case being presented before Building & Standards Commission.

We appreciate your cooperation and prompt attention to correct the above mentioned issues in a timely manner. If you have any questions or would like to discuss possible issues on your property, please feel free to contact us @ (361) 556-5272.



Judy Emerson

April 04, 2025

Date



NOTICE OF VIOLATION

Valdermar Roque
803 N Moline St.
Rockport, TX 78382

Case No. 25-000095
Issued: April 04, 2025
Certified Mail #: 9589071052702171413914

VIOLATION LOCATION

803 MOLINE ST,
Rockport, TX 78382

LEGAL DESCRIPTION

Central, Block B, Lot 7 & 8

Dear Valdermar Roque,

It has come to our attention that the following violation(s) as described in *Chapter 22, Article X, Section 22-344, 22-347, 22-348, 22-352 (c.1.C)* of the City's Code of Ordinances as Unsafe Building Abatement - Substandard Structure are present at the above referenced location.

Violation Description:

22-344-"All substandard and dangerous buildings as defined herein are hereby declared to be public nuisances, and shall be repaired, vacated or demolished pursuant to the guidelines herein." 22-347-"In addition to the requirement that buildings comply with the standards adopted in this Code, a substandard or dangerous building or structure is defined as any building or structure: (1) Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement; (2) Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering; (3) Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city; (4) Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment; (5) Which has parts thereof which are so attached that they may fall and injure members of the public or property; (6) Which, because of its condition,



is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or (7) Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, Violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety or property damage." 22-348-"The following guide shall be followed by the code official in determining whether to repair, vacate or demolish any substandard and dangerous buildings: (1) Repair. If the code official determines that a building can reasonably be repaired so that it will no longer exist in violation of the terms of this article, the code official shall order it repaired within a reasonable time frame. A reasonable time frame as defined in this article. If the owner or occupant fails to make such repairs within the time frame allowed, the code official shall recommend that the building and standards commission order repairs, impose fines, order the demolition of the building, or take other appropriate action to implement this subsection. (2) Vacation. If the code official determines that a building is in such condition as to make it a danger to the health, safety or general welfare of its occupants or the citizens of the city or if deemed necessary for the abatement of the nuisance, the code official shall order it vacated. If the owner or occupant fails to vacate a building after proper notice, the code official shall recommend that the building and standards commission order the vacation of the building, impose a fine, or take other appropriate action to implement this subsection. (3) Demolition. The code official shall recommend that the building and standards commission order a building demolished, if: (A) It is at least 50 percent or more damaged or deteriorated, on either a structural or current market value; (B) Is in immediate danger to life or safety of any person and is not immediately corrected to eliminate the danger and therefore made "not an immediate danger"; (C) Is in need of repair and is not repaired within the reasonable time; (D) Is in such condition to make it a nuisance to the health, safety, or general welfare of the occupants or the public, has been ordered vacated by the code official, and has not been cured of the defects within the reasonable time as set forth in this article; or (E) Is in need of repair and has water, sewer, gas, or electricity utilities disconnected or physically severed and has been vacant and uninhabited in excess of six months." 22-352 (c.1.C)-"At the hearing any owner, or mortgagee, or lienholder who objects to the demolition or removal of the building will be required to submit proof of the scope of any work including but not limited to plans for repair, estimated date of completion, and proof of financial ability to complete such repairs; or, provide factual evidence demonstrating why repairs are not necessary, and why the orders, request and directives made by the code official should be determined to be in error; and, request the Building and Standards Commission order the building not be demolished and removed from the premises, and the premises cleaned."

According to the real property records of Aransas County, you own the real property described in this



notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office not later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not

Please Correct:

PLEASE READ THIS ENTIRE NOTICE. THIS NOTICE IS FOR THE BLUE VACANT HOUSE THAT SITS ON THE EAST OF THE PROPERTY ACCORDING TO THE ARANSAS COUNTY APPRAISAL DISTRICT IMMEDIATELY VACATE & SECURE ALL OPENINGS ON THE STRUCTURE(S) THEN REPAIR, REMOVE OR DEMOLISH STRUCTURE(S) ON PROPERTY. SEE ATTACHED SUBSTANDARD BUILDING INSPECTION REPORT FOR STRUCTURE(S) IMPROVEMENTS OR CONDITION(S) DEEMING STRUCTURE(S) SUBSTANDARD. SEE HIGHLIGHTED ITEMS ABOVE FOR CONDITIONS CONSTITUTING A SUBSTANDARD OR DANGEROUS BUILDING. GENERAL DESCRIPTION OF STRUCTURE(S) IS DESCRIBED AS A BLUE STRUCTURE(S) WITH 1277 TOTAL SQUARE FEET INCLUDING PORCHES. CODE OFFICER WILL RECOMMEND DEMOLITION OF THE STRUCTURES(S) AT OUR NEXT BUILDING AND STANDARDS COMMISSION MEETING, WITH THE DATE TO BE DETERMINED, WHICH YOU WILL BE NOTIFIED OF. PLEASE CONTACT US WITHIN 30 DAYS FROM THE DATE OF THIS NOTICE TO DISCUSS THIS MATTER. .

Compliance:

Immediately Vacate & Secure, Then Repair or Demolish

It shall be the duty of any person owning, leasing, claiming, occupying, or having supervision or control of any real property, occupied or unoccupied, improved or unimproved, developed or undeveloped, within the corporate limits of the city to board up all openings on structure(s) to secure from disease carrying pests and vagrants, then contact Building and Development Department with plans to repair or demolish structure(s) on property. Make the necessary corrections within thirty (30) days of the date of this notice to avoid any further legal action by the City. Failure to comply with this request may result in case being presented before Building & Standards Commission.

We appreciate your cooperation and prompt attention to correct the above mentioned issues in a timely manner. If you have any questions or would like to discuss possible issues on your property, please feel free to contact us @ (361) 556-5272.



Judy Emerson

April 04, 2025

Date



NOTICE

This building has been found to be a SUBSTANDARD OR DANGEROUS STRUCTURE by the Code Official of the City of Rockport, Texas. This building is to be vacated and all openings secured immediately. This placard is to remain on the structure until it is repaired, moved or demolished in accordance with the notice dated April 04, 2025 which has been mailed to all known persons having an interest in this building or property as shown by Aransas County Appraiser. It is a violation of the Substandard Building Abatement ordinance punishable by a fine up to \$4,000.00, for anyone to remove this placard until such notice has been complied with.

Judy Emerson

April 04, 2025

Date

Certified Mail #: 9589071052702171413914



SUBSTANDARD BUILDING INSPECTION REPORT

DATE: April 3, 2025 INSPECTOR(S): Judy Emerson, Robert Decker, Robert Ramos, Larry Sinclair

STREET ADDRESS: 803/801 N Moline St. CASE NO: 25-000095

LEGAL DESCRIPTION: Central, Block B, Lot 7 & 8

GENERAL DESCRIPTION: Unoccupied Blue Structure 1277 sqft Including Porches. This structure is on the east side of the property

OWNER(S): Valdemar Roque & Maria R. Elizondo

OCCUPANCY CLASSIFICATION:

- ☐ ACCESSORY USE
- ☐ COMMERICAL
- ☒ RESIDENTAL
- ☐ OCCUPIED
- ☒ UNOCCUPIED

FOUNDATION:

- ☐ SOUND CONDITION
- ☐ LISTING
- ☒ DETERIORATION
- ☐ DAMAGED FLOOR JOIST
- ☐ CRACKS
- ☐ FIRE DAMAGE
- ☒ NEEDS LEVELING
- ☒ NEEDS EXTENSIVE REPAIRS
- ☒ DETERIORATED SILLS
- ☐ OTHER _____

EXTERIOR WALLS:

- ☐ SOUND CONDITION
- ☒ IN NEED OF PAINT
- ☒ LISTING
- ☒ CRACKS
- ☐ FIRE DAMAGE
- ☒ LOOSE MEMBERS
- ☒ NEEDS EXTENSIVE REPAIRS
- ☒ DETERIORATED WOOD MEMBERS
- ☒ HOLES IN WALL
- ☐ ASBESTOS SIDING
- ☒ OTHER Termite Damage

ROOF:

- ☐ SOUND CONDITION
- ☐ FIRE DAMAGE
- ☐ COLLAPSED
- ☒ DETERIORATED RAFTERS
- ☒ DETERIORATED CEILING JOIST
- ☒ OVERHANG DETERIORATED
- ☒ NEEDS COMPLETE RECONSTRUCTION
- ☐ HOLES IN THE ROOF
- ☒ SAGGING
- ☐ ROOF COVERING DETERIORATED
- ☐ OTHER _____

INTERIOR WALLS:

- ☐ UNABLE TO ENTER
- ☐ STRUCTURE IS SECURED
- ☐ SOUND CONDITION
- ☐ LEANING STUDS
- ☒ DETERIORATED STUDS
- ☐ FIRE DAMAGE
- ☒ BROKEN SHEETROCK
- ☒ WATER DAMAGE
- ☒ HOLES IN THE WALLS
- ☒ OTHER Termite Damage

FLOORS:

- ☐ UNABLE TO ENTER
- ☐ STRUCTURE IS SECURED
- ☐ SOUND CONDITION
- ☒ DETERIORATED WOOD MEMBERS
- ☒ FLOOR COVERING DAMAGED
- ☐ FIRE DAMAGE
- ☒ HOLES IN THE FLOOR
- ☒ WATER DAMAGE
- ☐ OTHER _____

Sec. 22-347. Conditions constituting a substandard or dangerous building.

In addition to the requirement that buildings comply with the standards adopted in this code, a substandard or dangerous building or structure is defined as any building or structure:

- ☐ Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement;
- ☐ Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering;
- ☒ Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city;
- ☒ Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment;
- ☒ Which has parts thereof which are so attached that they may fall and injure members of the public or property.
- ☒ Which, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or
- ☒ Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code, or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety, or property damage.

COURSE OF ACTION WITHIN 30 DAYS:

☐ **VACATE THEN SECURE THE BUILDING FROM UNAUTHORIZED ENTRY**

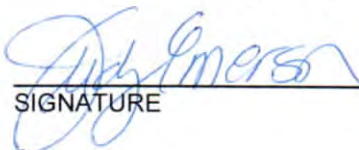
☒ **UNSAFE: BUILDING NEEDS DEMOLISHED**

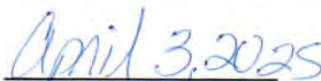
Where the above-described building or structure is fifty percent (50%) or more damaged, decayed, or deteriorated from its current market value or the structure shall be demolished and, in all cases, where a building or structure cannot be repaired or is unsafe, unsanitary, or not provided with adequate egress, or constitutes a fire hazard, or is otherwise dangerous to human life or in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence or abandonment.

☐ **SUBSTANDARD: BUILDING NEEDS REPAIRS**

The above-described building/structure is in need of repair and correction, as follows generally. The items checked below must be corrected to make the building conform to the requirements of the minimum standards set forth in the International Building codes adopted by the City of Rockport.

- | | |
|--|---|
| ☐ MEANS OF EGRESS | ☐ ROOFING MATERIAL |
| ☐ DOORS, EXTERIOR & INTERIOR | ☐ CEILING JOIST |
| ☐ FREE OF INFESTATION | ☐ CARE OF PREMISES |
| ☐ GARBAGE AND RUBBISH STORAGE | ☐ INTERIOR WALLS AND CEILINGS |
| ☐ HARDWARE | ☐ ELECTRIC LIGHTS AND SWITCHES |
| ☐ WINDOW SASH AND SCREENS | ☐ ELECTRIC CONVENIENCE OUTLETS |
| ☐ WINDOW FRAMES | ☐ ELECTRIC PANEL |
| ☐ FOUNDATION WALLS AND PIERS | ☐ ELECTRICAL METER BOX |
| ☐ FLOOR FRAMING AND FLOORING | ☐ PLUMBING FIXTURES |
| ☐ EXTERIOR WALLS AND COLUMNS | ☐ PLUMBING DRAINAGE SYSTEM |
| ☐ EXTERIOR STEPS AND STAIRS | ☐ OTHER _____ |


SIGNATURE


DATE

040220208

ADMINISTRATIVE SEARCH WARRANT
FOR FIRE, HEALTH, AND CODE INSPECTIONS (Art. 18.05, C.C.P.)

THE STATE OF TEXAS

§

VALDERMAR ROQUE &
MARIA R. ELIZONDO

CITY OF ROCKPORT

§

803 NORTH MOLINE STREET

ARANSAS, COUNTY

§

ROCKPORT TEXAS

THE STATE OF TEXAS to any Fire Marshal, Health Officer, or Code Enforcement Officer of the City of Rockport, Aransas County, Texas, who has responsibility for the inspection of any specified premises to determine the presence of a fire or health hazard or unsafe building condition or a violation of any fire, health, or building regulation, statute, or ordinance in the territorial limits of the City of Rockport, Texas:

WHEREAS, the affiant whose signature is affixed to the affidavit supporting the issuance of this warrant is a Code Enforcement Officer under the laws of the State of Texas and did therefore this day subscribe and swear to said affidavit before me, which affidavit is attached hereto and incorporated herein by reference for all purposes, and whereas I find that the verified facts and information contained therein and stated by affiant are sufficient to establish probable cause for the issuance of this warrant.

NOW THEREFORE, you are hereby commanded to enter upon and search the suspected place and premise described in said affidavit and to determine the presence of fire or health hazards, unsafe building conditions or violations of any fire, health, or building regulation, statute, or ordinance of the city of Rockport or the State of Texas, located at 803/801 North Moline Street within the City of Rockport, Texas to wit: legal description of premise is Central Block B Lots 7-8. There are two structures, one to the west and one to the east. The structure in question is the Blue colored structure on the east side of the lots 7-8. This property is listed in 911 records as 801 North Moline Street hereafter referred to as 801 North Moline, in the care, custody and control of Valdermar Roque and Maria R. Elizondo, and in particular, to determine the presence of; **Unsafe Building Conditions in Chapter 22 Buildings and Building Regulations** in violation of said regulation, statute, or ordinance.

Herein fail not but have you then and there executed this warrant within three (3) days, exclusive of the day of issuance and exclusive of the day of execution, with your return showing how you executed same.

ISSUED at 3:06 o'clock (a.m.) (p.m.) on this 2 day of 4, 2025 to certify which witness my hand and seal this day.



Richard P. Bianchi
Court at Law Judge
Rockport Aransas County, Texas

Magistrate's Printed Name

OFFICER'S RETURN

Came to hand the 2 day of 4, 2025, at 3:06 o'clock p.m. and executed on the 3 day of 4, 2025, at 8:33 o'clock A.m. by Judy Emerson

Code Enforcement Officer

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$ _____
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

Postmark
Here

APR 04 2025
11:51A

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$ _____
- ☐ Return Receipt (electronic) \$ _____
- ☐ Certified Mail Restricted Delivery \$ _____
- ☐ Adult Signature Required \$ _____
- ☐ Adult Signature Restricted Delivery \$ _____

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

Postmark

Here

APR 04 2025
11:52A

HT 62TH 1212 0225 0120 6956

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Marina R Elizondo
524 Blanco St.
Taft Tx 78390



9590 9402 9075 4122 7585 61

2. Article Number (Transfer from service label)

9589 0710 5270 2171 4139 07

COMPLETE THIS SECTION ON DELIVERY**A. Signature**

X *Marina Elizondo*

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

[Signature]

C. Date of Delivery

4-7

- D. Is delivery address different from item 1?** ☐ Yes
If YES, enter delivery address below: ☐ No

95890095-NOV

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |

Mail

Mail Restricted Delivery

30)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Valdeman Roque
803 N. Molina St.
Rockport, TX 78382



9590 9402 9075 4122 7585 54

2. Article Number (Transfer from service label)

9589 0710 5270 2171 4139 14

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Valdeman Roque

B. Received by (Printed Name)

APR 8 2025

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Agent

☐ Addressee

C. Date of Delivery

4-8-25

☐ Yes

☐ No

USPS

USPS

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Restricted Delivery

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$ _____
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

Postmark
Here

May 05 2025
7:34A

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$ _____
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark
Here

May 05 2025
7:34A

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Marina R. Elizondo
524 Blanco St.
Left, Jx 78390



9590 9402 9395 5002 0830 02

2. Article Number (Transfer from service label)

9589 0710 5270 2171 4139 83

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *ME.*

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

5-7

- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

25-000095-PH

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

ii Restricted Delivery

(over \$500)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Valdeman Roque
803 N Molino St.
Receipt # 78382



9590 9402 9395 5002 0830 19

2. Tracking Number (Transfer from service label)

9589 0710 5270 2171 4139 90

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Valdeman Roque*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Valdeman Roque

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below:

☐ No

25-000095 PH

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery

STAFF REPORT

Code Enforcement Department-Code Enforcement Officer-Judy Emerson
2751 SH 35 Bypass, Rockport, TX 78382
Phone: (361) 556-5310, ext. | Email: jemerson@cityofrockport.com

**PROPERTY ADDRESS/LOCATION****1301 Jim's Smokehouse-SPC 12****APPLICANT/PROPERTY OWNER**

Property Owner-Sampatti
MH Owner-Alfredo Ramirez, JR
Grace Campos Ramirez

LEGAL DESCRIPTION

Shady Oaks RV Park, Space 12
Label #NTA1969367
Serial #CLW049755TX

PUBLIC HEARING/HEARING DATE(S)**Wednesday, May 21, 2025****BRIEF SUMMARY OF REQUEST**

Code Enforcement Officer Judy Emerson is requesting that the manufactured home that is in space #12 on this property be demolished, and all the debris around the manufactured home be removed



MAP SOURCE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IM1,277PROVEMENTS	SIZE OF PROPERTY
CUP	CUP RV & Manufactured Home Park	CUP & R-1 Residential	1,216sqft Manufactured Home Including porch	

STAFF RECOMMENDATION**REPAIR****REPAIR WITH CONDITIONS****DEMOLISH**

October 28, 2024, Code Enforcement Officer Emerson received a complaint regarding a manufactured home that was destroyed by fire. Officer Emerson conducted a routine check for a potential substandard structure. CE Officer Emerson called the owner of the property and explained the situation to him and his park manager. CE Officer Emerson also explained that if the owner of the manufactured home does not demolish or remove the structure then the property owner is ultimately responsible.

April 2, 2025, a search warrant was issued by Judge Bianchi and executed on April 4, 2025. As a result, the following deficiencies were found at the premises: The front porch had been removed. The west side of the structure had caught fire and was damaged, there was a large hole in the roof, structural components of the ceiling & a large section of the roof had been destroyed

April 4, 2025, a Notice of Violation letter was sent certified letter mail to the owner of the property, owner of the manufactured home & the finance company. The Notice of Violation was also posted on the structure along with the substandard checklist.

May 5, 2025, the property was posted, and a certified notice was sent informing the owner of the property, owner of the manufactured home & the finance company, of the public hearing.

From: Judy Emerson <jemerson@cityofrockport.com>
Sent: Tuesday, March 11, 2025 11:36 AM
To: Permit-Faxes <permit-faxes@aep.com>
Cc: Carey Dietrich <Communityplanner@cityofrockport.com>; Roberto Ramos <raramos@cityofrockport.com>; Larry Sinclair <lsinclair@rockporttx.gov>
Subject: [EXTERNAL] Information

Hello,

We are beginning our next round of sub-standard structures and need to know if the following addresses have electrical service and if they do not, please add date when service was discontinued. These are all within the city limits of Rockport, TX. These also may be listed without the directional street address.

1. 822 N Gagon***meter is still there, we disconnected on 11/07/23
2. 513 N Ann**meter is currently connected
3. 618 N Moline**meter is currently connected
4. 803 N Moline**meter is currently connected
5. 801 N Moline**address did not pull up in system.
6. 734 S Young**address did not pull up in system
7. 1104 Plover**meter is there, we disconnected on 03/27/23
8. 111 Lazy Rd**meter is still there, we disconnected on 11/01/24
9. 111 Timber Lane Loop**meter is currently connected-**The City had this meter pulled for Life & safety reasons**

Please let me know if you have any questions.

Thank you,

Judy Emerson

City of Rockport

Senior Code Enforcement Officer-TDLR #7296

2751 SH 35 Bypass

Rockport, TX 78382

361-556-5272-Office

361-790-1125 ext 255

361-542-6192-Cell

www.rockporttx.gov

Aransas CAD Property Search

Property ID: 59977 For Year 2025

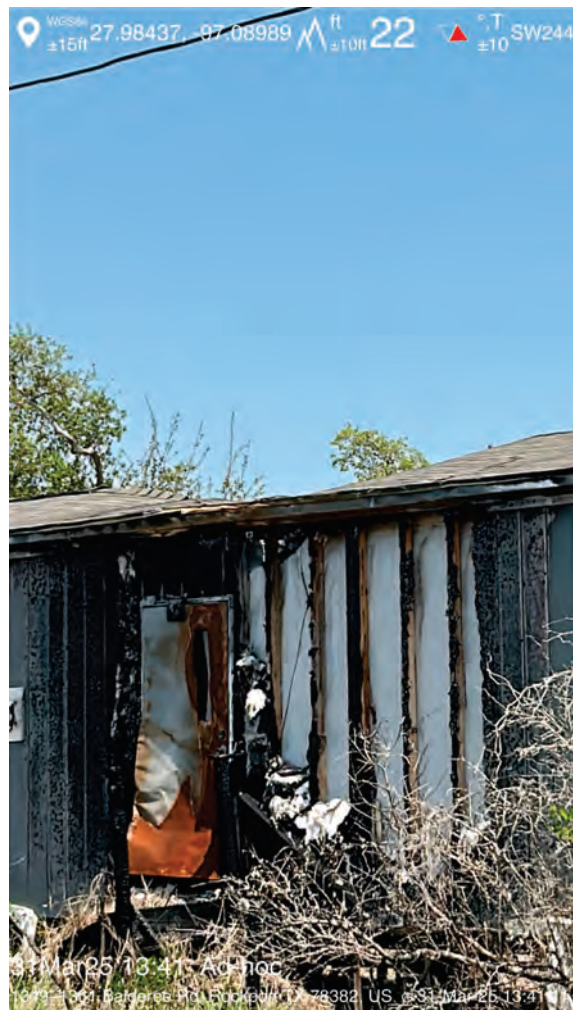
 Property Details

Account		
Property ID:	59977	Geographic ID: 5925-247-012-001
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	1301 JIM'S SMOKEHOUSE RD ROCKPORT, TX 78382	
Map ID:	A-2	Mapsco:
Legal Description:	SWICKHEIMER, BLOCK 247, LOTS 12 & 13, PT OF ACRES 22.60	
Abstract/Subdivision:	S5925	
Neighborhood:	(MHRV-PARK) MOBILE HOME RV PARKS	
Owner		
Owner ID:	142062	
Name:	SAMPATTI LLC	
Agent:		
Mailing Address:	DBA SHADY OAKS RV PARK 409 PALMER DR PORTLAND, TX 78374-4201	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

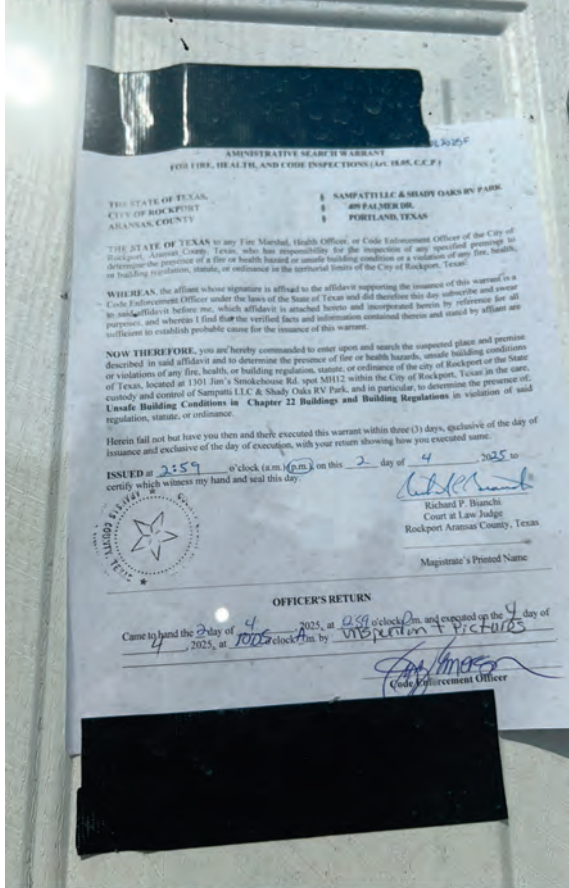
 Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$4,243,180 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$494,610 (+)
Agricultural Market Valuation:	\$0 (+)









04Apr25 10:17 Points 1
1301 Smokehouse Rd, Rockport TX 78382, US © Apr 4, 2025 at 10:17 AM



04Apr25 10:10 Points 1
1301 Smokehouse Rd, Rockport TX 78382, US © Apr 4, 2025 at 10:10 AM





Attachment B





NOTICE OF VIOLATION

Alfredo Ramirez, Jr.
Grace Campos Garcia
8522 Idyllic Pl.
McKinney, TX 75071

Case No. 24-001210
Issued: April 04, 2025
Certified Mail #: 9589071052702171413921

VIOLATION LOCATION

1301 JIM'S SMOKEHOUSE RD,
Rockport, TX 78382

LEGAL DESCRIPTION

Swickheimer, Block 247, Lots 12 & 13, Pt Of
Acres 22.60

Dear Alfredo Ramirez, Jr.,

It has come to our attention that the following violation(s) as described in *Chapter 22, Article X, Section 22-344, 22-347, 22-348, 22-352 (c.1.C)* of the City's Code of Ordinances as Unsafe Building Abatement - Substandard Structure are present at the above referenced location.

Violation Description:

22-344-"All substandard and dangerous buildings as defined herein are hereby declared to be public nuisances, and shall be repaired, vacated or demolished pursuant to the guidelines herein." 22-347-"In addition to the requirement that buildings comply with the standards adopted in this Code, a substandard or dangerous building or structure is defined as any building or structure: (1) Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement; (2) Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering; (3) Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city; (4) Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment; (5) Which has parts thereof which are so attached that they



may fall and injure members of the public or property; (6) Which, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or (7) Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, Violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety or property damage." 22-348-"The following guide shall be followed by the code official in determining whether to repair, vacate or demolish any substandard and dangerous buildings: (1) Repair. If the code official determines that a building can reasonably be repaired so that it will no longer exist in violation of the terms of this article, the code official shall order it repaired within a reasonable time frame. A reasonable time frame as defined in this article. If the owner or occupant fails to make such repairs within the time frame allowed, the code official shall recommend that the building and standards commission order repairs, impose fines, order the demolition of the building, or take other appropriate action to implement this subsection. (2) Vacation. If the code official determines that a building is in such condition as to make it a danger to the health, safety or general welfare of its occupants or the citizens of the city or if deemed necessary for the abatement of the nuisance, the code official shall order it vacated. If the owner or occupant fails to vacate a building after proper notice, the code official shall recommend that the building and standards commission order the vacation of the building, impose a fine, or take other appropriate action to implement this subsection. (3) Demolition. The code official shall recommend that the building and standards commission order a building demolished, if: (A) It is at least 50 percent or more damaged or deteriorated, on either a structural or current market value; (B) Is in immediate danger to life or safety of any person and is not immediately corrected to eliminate the danger and therefore made "not an immediate danger"; (C) Is in need of repair and is not repaired within the reasonable time; (D) Is in such condition to make it a nuisance to the health, safety, or general welfare of the occupants or the public, has been ordered vacated by the code official, and has not been cured of the defects within the reasonable time as set forth in this article; or (E) Is in need of repair and has water, sewer, gas, or electricity utilities disconnected or physically severed and has been vacant and uninhabited in excess of six months." 22-352 (c.1.C)-"At the hearing any owner, or mortgagee, or lienholder who objects to the demolition or removal of the building will be required to submit proof of the scope of any work including but not limited to plans for repair, estimated date of completion, and proof of financial ability to complete such repairs; or, provide factual evidence demonstrating why repairs are not necessary, and why the orders, request and directives made by the code official should be determined to be in error; and, request the Building and Standards Commission order the building not be demolished and removed from the premises, and the premises cleaned."



According to the real property records of Aransas County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office not later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not

Please Correct:

THE MANUFACTURED HOME IN SLOT MH12, SERIAL # CLW049755TX IS CONSIDERED A SUB-STANDARD STRUCTURED BECAUSE OF THE FIRE THAT DAMAGED THE STRUCTURE. PLEASE READ ALL OF THIS NOTICE IMMEDIATELY VACATE & SECURE ALL OPENINGS ON THE STRUCTURE(S). THEN REPAIR, REMOVE OR DEMOLISH THE STRUCTURE(S) ON THE PROPERTY. SEE THE ATTACHED SUBSTANDARD BUILDING INSPECTION REPORT FOR THE STRUCTURE(S) IMPROVEMENT(S) OR CONDITION(S) DEEMING THE STRUCTURE(S) SUBSTANDARD. THE GENERAL DESCRIPTION OF THE STRUCTURE(S) IS DESCRIBED AS A TAN MANUFACTURED HOME WITH 1216 TOTAL SQUARE FEET. CODE STAFF WILL RECOMMEND DEMOLITION OF THE STRUCTURE(S) AT OUR NEXT BUILDING & STANDARDS COMMISSION MEETING, WITH THE DATE TO BE DETERMINED, WHICH YOU WILL BE NOTIFIED OF. PLEASE CONTACT US WITHIN 30 DAYS FROM THE DATE OF THIS NOTICE TO DISCUSS THIS MATTER.

Compliance:

Immediately Vacate & Secure, Then Repair or Demolish

It shall be the duty of any person owning, leasing, claiming, occupying, or having supervision or control of any real property, occupied or unoccupied, improved or unimproved, developed or undeveloped, within the corporate limits of the city to board up all openings on structure(s) to secure from disease carrying pests and vagrants, then contact Building and Development Department with plans to repair or demolish structure(s) on property. Make the necessary corrections within thirty (30) days of the date of this notice to avoid any further legal action by the City. Failure to comply with this request may result in case being presented before Building & Standards Commission.

We appreciate your cooperation and prompt attention to correct the above mentioned issues in a timely manner. If you have any questions or would like to discuss possible issues on your property, please feel free to contact us @ (361) 556-5272.



Judy Emerson

April 04, 2025

Date



NOTICE OF VIOLATION

SAMPATTI LLC
409 PALMER DR
PORTLAND, TX 78374

Case No. 24-001210
Issued: April 04, 2025
Certified Mail #: 9589071052702171413938

VIOLATION LOCATION

1301 JIM'S SMOKEHOUSE RD,
Rockport, TX 78382

LEGAL DESCRIPTION

Swickheimer, Block 247, Lots 12 & 13, Pt Of
Acres 22.60

Dear SAMPATTI LLC,

It has come to our attention that the following violation(s) as described in *Chapter 22, Article X, Section 22-344, 22-347, 22-348, 22-352 (c.1.C)* of the City's Code of Ordinances as Unsafe Building Abatement - Substandard Structure are present at the above referenced location.

Violation Description:

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is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or (7) Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, Violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety or property damage." 22-348-"The following guide shall be followed by the code official in determining whether to repair, vacate or demolish any substandard and dangerous buildings: (1) Repair. If the code official determines that a building can reasonably be repaired so that it will no longer exist in violation of the terms of this article, the code official shall order it repaired within a reasonable time frame. A reasonable time frame as defined in this article. If the owner or occupant fails to make such repairs within the time frame allowed, the code official shall recommend that the building and standards commission order repairs, impose fines, order the demolition of the building, or take other appropriate action to implement this subsection. (2) Vacation. If the code official determines that a building is in such condition as to make it a danger to the health, safety or general welfare of its occupants or the citizens of the city or if deemed necessary for the abatement of the nuisance, the code official shall order it vacated. If the owner or occupant fails to vacate a building after proper notice, the code official shall recommend that the building and standards commission order the vacation of the building, impose a fine, or take other appropriate action to implement this subsection. (3) Demolition. The code official shall recommend that the building and standards commission order a building demolished, if: (A) It is at least 50 percent or more damaged or deteriorated, on either a structural or current market value; (B) Is in immediate danger to life or safety of any person and is not immediately corrected to eliminate the danger and therefore made "not an immediate danger"; (C) Is in need of repair and is not repaired within the reasonable time; (D) Is in such condition to make it a nuisance to the health, safety, or general welfare of the occupants or the public, has been ordered vacated by the code official, and has not been cured of the defects within the reasonable time as set forth in this article; or (E) Is in need of repair and has water, sewer, gas, or electricity utilities disconnected or physically severed and has been vacant and uninhabited in excess of six months." 22-352 (c.1.C)-"At the hearing any owner, or mortgagee, or lienholder who objects to the demolition or removal of the building will be required to submit proof of the scope of any work including but not limited to plans for repair, estimated date of completion, and proof of financial ability to complete such repairs; or, provide factual evidence demonstrating why repairs are not necessary, and why the orders, request and directives made by the code official should be determined to be in error; and, request the Building and Standards Commission order the building not be demolished and removed from the premises, and the premises cleaned."

According to the real property records of Aransas County, you own the real property described in this



notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office not later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not

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We appreciate your cooperation and prompt attention to correct the above mentioned issues in a timely manner. If you have any questions or would like to discuss possible issues on your property, please feel free to contact us @ (361) 556-5272.



Judy Emerson

April 04, 2025

Date



NOTICE OF VIOLATION

Vanderbilt Mortgage & Finance
PO Box 9800
Maryville, TN 37802

Case No. 24-001210
Issued: April 04, 2025
Certified Mail #: 9589071052702171413945

VIOLATION LOCATION

1301 JIM'S SMOKEHOUSE RD,
Rockport, TX 78382

LEGAL DESCRIPTION

Swickheimer, Block 247, Lots 12 & 13, Pt Of
Acres 22.60

Dear Vanderbilt Mortgage & Finance,

It has come to our attention that the following violation(s) as described in *Chapter 22, Article X, Section 22-344, 22-347, 22-348, 22-352 (c.1.C)* of the City's Code of Ordinances as Unsafe Building Abatement - Substandard Structure are present at the above referenced location.

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We appreciate your cooperation and prompt attention to correct the above mentioned issues in a timely manner. If you have any questions or would like to discuss possible issues on your property, please feel free to contact us @ (361) 556-5272.



Judy Emerson

April 04, 2025

Date



NOTICE

This building has been found to be a SUBSTANDARD OR DANGEROUS STRUCTURE by the Code Official of the City of Rockport, Texas. This building is to be vacated and all openings secured immediately. This placard is to remain on the structure until it is repaired, moved or demolished in accordance with the notice dated April 04, 2025 which has been mailed to all known persons having an interest in this building or property as shown by Aransas County Appraiser. It is a violation of the Substandard Building Abatement ordinance punishable by a fine up to \$4,000.00, for anyone to remove this placard until such notice has been complied with.

Judy Emerson

April 04, 2025

Date

Certified Mail #: 9589071052702171413938



SUBSTANDARD BUILDING INSPECTION REPORT

DATE: April , 4 2025 INSPECTOR(S): Judy Emerson, Robert Decker, Robert Ramos, Larry Sinclair
STREET ADDRESS: 1301 Jim's Smokehouse Rd.. CASE NO: 24-001210
LEGAL DESCRIPTION: Shady Oaks RV, Space 12 Label # NTA 1969367, Serial # CLW049755TX
GENERAL DESCRIPTION: Tan Manufactured Home 1216 sqft
OWNER(S): Alfredo Ramrez Jr. & Grace Campos Ramirez

OCCUPANCY CLASSIFICATION:

- ☐ ACCESSORY USE
- ☐ COMMERICAL
- ☒ RESIDENTAL
- ☐ OCCUPIED
- ☒ UNOCCUPIED

FOUNDATION:

- ☐ SOUND CONDITION
- ☒ LISTING
- ☐ DETERIORATION
- ☐ DAMAGED FLOOR JOIST
- ☒ CRACKS
- ☒ FIRE DAMAGE
- ☒ NEEDS LEVELING
- ☐ NEEDS EXTENSIVE REPAIRS
- ☐ DETERIORATED SILLS
- ☐ OTHER _____

EXTERIOR WALLS:

- ☐ SOUND CONDITION
- ☐ IN NEED OF PAINT
- ☐ LISTING
- ☒ CRACKS
- ☒ FIRE DAMAGE
- ☒ LOOSE MEMBERS
- ☒ NEEDS EXTENSIVE REPAIRS
- ☒ DETERIORATED WOOD MEMBERS
- ☒ HOLES IN WALL
- ☐ ASBESTOS SIDING
- ☒ OTHER Part of west wall caught fire & is missing

ROOF:

- ☐ SOUND CONDITION
- ☒ FIRE DAMAGE
- ☒ COLLAPSED
- ☐ DETERIORATED RAFTERS
- ☒ DETERIORATED CEILING JOIST
- ☒ OVERHANG DETERIORATED
- ☒ NEEDS COMPLETE RECONSTRUCTION
- ☒ HOLES IN THE ROOF
- ☒ SAGGING
- ☒ ROOF COVERING DETERIORATED
- ☐ OTHER _____

INTERIOR WALLS:

- ☐ UNABLE TO ENTER
- ☐ STRUCTURE IS SECURED
- ☐ SOUND CONDITION
- ☐ LEANING STUDS
- ☒ DETERIORATED STUDS
- ☒ FIRE DAMAGE
- ☒ BROKEN SHEETROCK
- ☒ WATER DAMAGE
- ☒ HOLES IN THE WALLS
- ☐ OTHER _____

FLOORS:

- ☐ UNABLE TO ENTER
- ☐ STRUCTURE IS SECURED
- ☐ SOUND CONDITION
- ☐ DETERIORATED WOOD MEMBERS
- ☒ FLOOR COVERING DAMAGED
- ☒ FIRE DAMAGE
- ☐ HOLES IN THE FLOOR
- ☐ WATER DAMAGE
- ☒ OTHER _____

Sec. 22-347. Conditions constituting a substandard or dangerous building.

In addition to the requirement that buildings comply with the standards adopted in this code, a substandard or dangerous building or structure is defined as any building or structure:

- ☒ Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement;
- ☐ Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering;
- ☒ Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city;
- ☒ Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment;
- ☒ Which has parts thereof which are so attached that they may fall and injure members of the public or property.
- ☒ Which, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or
- ☒ Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code, or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety, or property damage.

COURSE OF ACTION WITHIN 30 DAYS:

☐ **VACATE THEN SECURE THE BUILDING FROM UNAUTHORIZED ENTRY**

☒ **UNSAFE: BUILDING NEEDS DEMOLISHED**

Where the above-described building or structure is fifty percent (50%) or more damaged, decayed, or deteriorated from its current market value or the structure shall be demolished and, in all cases, where a building or structure cannot be repaired or is unsafe, unsanitary, or not provided with adequate egress, or constitutes a fire hazard, or is otherwise dangerous to human life or in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence or abandonment.

☐ **SUBSTANDARD: BUILDING NEEDS REPAIRS**

The above-described building/structure is in need of repair and correction, as follows generally. The items checked below must be corrected to make the building conform to the requirements of the minimum standards set forth in the International Building codes adopted by the City of Rockport.

- ☐ MEANS OF EGRESS
- ☐ DOORS, EXTERIOR & INTERIOR
- ☐ FREE OF INFESTATION
- ☐ GARBAGE AND RUBBISH STORAGE
- ☐ HARDWARE
- ☐ WINDOW SASH AND SCREENS
- ☐ WINDOW FRAMES
- ☐ FOUNDATION WALLS AND PIERS
- ☐ FLOOR FRAMING AND FLOORING
- ☐ EXTERIOR WALLS AND COLUMNS
- ☐ EXTERIOR STEPS AND STAIRS

- ☐ ROOFING MATERIAL
- ☐ CEILING JOIST
- ☐ CARE OF PREMISES
- ☐ INTERIOR WALLS AND CEILINGS
- ☐ ELECTRIC LIGHTS AND SWITCHES
- ☐ ELECTRIC CONVENIENCE OUTLETS
- ☐ ELECTRIC PANEL
- ☐ ELECTRICAL METER BOX
- ☐ PLUMBING FIXTURES
- ☐ PLUMBING DRAINAGE SYSTEM
- ☐ OTHER _____


SIGNATURE


DATE

04022025F

ADMINISTRATIVE SEARCH WARRANT
FOR FIRE, HEALTH, AND CODE INSPECTIONS (Art. 18.05, C.C.P.)

THE STATE OF TEXAS,
CITY OF ROCKPORT
ARANSAS, COUNTY

§ **SAMPATTI LLC & SHADY OAKS RV PARK**
 § **409 PALMER DR.**
 § **PORTLAND, TEXAS**

THE STATE OF TEXAS to any Fire Marshal, Health Officer, or Code Enforcement Officer of the City of Rockport, Aransas County, Texas, who has responsibility for the inspection of any specified premises to determine the presence of a fire or health hazard or unsafe building condition or a violation of any fire, health, or building regulation, statute, or ordinance in the territorial limits of the City of Rockport, Texas:

WHEREAS, the affiant whose signature is affixed to the affidavit supporting the issuance of this warrant is a Code Enforcement Officer under the laws of the State of Texas and did therefore this day subscribe and swear to said affidavit before me, which affidavit is attached hereto and incorporated herein by reference for all purposes, and whereas I find that the verified facts and information contained therein and stated by affiant are sufficient to establish probable cause for the issuance of this warrant.

NOW THEREFORE, you are hereby commanded to enter upon and search the suspected place and premise described in said affidavit and to determine the presence of fire or health hazards, unsafe building conditions or violations of any fire, health, or building regulation, statute, or ordinance of the city of Rockport or the State of Texas, located at 1301 Jim's Smokehouse Rd. spot MH12 within the City of Rockport, Texas in the care, custody and control of Sampatti LLC & Shady Oaks RV Park, and in particular, to determine the presence of; **Unsafe Building Conditions in Chapter 22 Buildings and Building Regulations** in violation of said regulation, statute, or ordinance.

Herein fail not but have you then and there executed this warrant within three (3) days, exclusive of the day of issuance and exclusive of the day of execution, with your return showing how you executed same.

ISSUED at 2:59 o'clock (a.m.) (p.m.), on this 2 day of 4, 2025 to certify which witness my hand and seal this day.



Richard P. Bianchi
 Court at Law Judge
 Rockport Aransas County, Texas

Magistrate's Printed Name

OFFICER'S RETURN

Came to hand the 2 day of 4, 2025, at 2:59 o'clock P.m. and executed on the 4 day of 4, 2025, at 10:05 o'clock A.m. by Inspection + Pictures

Code Enforcement Officer

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$ _____
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

Postmark
Here

APR 04 2025
1:18P

12 6314 1212 0225 0120 6856

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com[®].

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$ _____
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4[®]

Postmark
Here

APR 04 2025
1:18P

9589 0710 5225 0120 6856 45 6574 7272 0120 6856

U.S. Postal ServiceTM

CERTIFIED MAIL[®] RECEIPT

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For delivery information, visit our website at www.usps.com[®].

OFFICIAL USE

Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$ _____
- ☐ Return Receipt (electronic) \$ _____
- ☐ Certified Mail Restricted Delivery \$ _____
- ☐ Adult Signature Required \$ _____
- ☐ Adult Signature Restricted Delivery \$ _____

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4[®]

Postmark

Here

Apr 04 2025
1:18P

24-001210-110V

Linderbilt Mortgage & Finance

PO Box 9800

Memphis TN 37802

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Vanderbilt Mortgage & Finance
P.O. Box 9800
Mayville, IN 37802



9590 9402 9395 5002 0829 82

2. Article Number (Transfer from service label)

9589 0710 5270 2171 4139 45

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

4/10

- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

24-001210-NOV

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail

- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery
(0)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Sampatti LLC
409 Palmer Dr.
Port Harland, Tx 78374



9590 9402 9395 5002 0829 99

2. Article Number (Transfer from service label)

9589 0710 5270 2171 4139 38

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

J P Baliv

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Jitender P. B.

C. Date of Delivery

6-16-21

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

24-001210 NOV

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail

Mail Restricted Delivery

(over \$500)

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$ _____
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage

\$

Total Postage and Fees

\$

Serial No.

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

Postmark
Here

May 05 2025
7:35A

69 66TH T2T2 0225 0T20 6956

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$ _____
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

Postmark
Here

May 05 2025
7:34A

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$ _____
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

Postmark
Here

May 05 2024
7:35A

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Sampatti LLC
409 Palmer St.
Portland, OR 97204



9590 9402 9395 5002 0829 51

Article Number (Transfer from service label)

9589 0710 5270 2171 4139 69

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒

J. P. Bald

☐ Agent☐ Addressee

B. Received by (Printed Name)

J. P. Bald

C. Date of Delivery

8/9/25

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below:

☐ No

24-001210-PA

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

STAFF REPORT

Code Enforcement Department | Code Enforcement Officer in Training; Larry Sinclair
2751 SH 35 Bypass, Rockport, TX 78382
Phone: (361) 556-5273 | Email: lsinclair@rockporttx.gov

**PROPERTY ADDRESS/LOCATION****111 Lazy RD****APPLICANT/PROPERTY OWNER****Lewis M. Arnold Jr.****LEGAL DESCRIPTION****Lazy Acres, Lot 29 & 30****PUBLIC HEARING/HEARING DATE(S)****Wednesday, May 21, 2025****BRIEF SUMMARY OF REQUEST**

Code Enforcement Officer in Training Larry Sinclair is requesting that the structure be demolished, all junk and trash be removed and disposed of, and the property be returned to its natural state



MAP SOURCE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-2	Residential	R-2 and B-1 Residential and Business	Accessory use building 420sqft approx.	100'x135' 13,500sqft

STAFF RECOMMENDATION**REPAIR****REPAIR WITH CONDITIONS****DEMOLISH****PROPERTY HISTORY**

March 19, 2025, Code Enforcement personnel conducted a routine check for potential code violations at the above listed location which appeared to be an unsafe structure. Code Enforcement personnel observed that the structure on the premise which is an accessory use structure. The structure is open on the north and west sides with framing exposed. There is electrical power connected at the Premise. It is not known if the power is active. There was junk and trash scattered throughout the property.

April 2, 2025, a search warrant was issued by Judge Bianchi and executed on April 3, 2025. As a result, the following was observed: on the exterior of the structure deteriorated wood siding was observed along with holes in the standing exterior wall. The structure only had walls on the east and south sides of the building. The north and west side were open to the elements. The roof of the structure partially collapsed and was noticeably sagging. In the interior, extensive wood rot was observed on the wall studs with water damage and holes in the standing walls.

April 4, 2025, a Notice of Violation letter was mailed certified to the owner of the property. The Notice of Violation was also posted on the structure along with the substandard checklist.

May 5, 2025, the property was posted, and a certified notice was sent informing the owners of the public

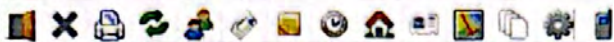
hearing.

May 7, 2025, the office was contacted by Copano Title that the property was under contract with an expected closing date of May 9, 2025. The potential new owners have stated that they intend to demolish the structure and clean off the property.

SEE ATTACHED SUPPORTING DOCUMENTS

Account Management - (View)

File Edit Options Functions Consoles Help Chat



Account Number New Occupant

Zone ** Notes **

Address

Name

General Metered Non-Metered Financial Information Comments History Consumption History Service Orders Devices Notifications

Mailing Address

Attention

Address

111 LAZY RD
ROCKPORT, TX 78382

Profile

Statement Bill ☐ **Landlord**

Statement Group

Class

E-Mail

Exceptions

CONTACT #

DL

BROCHURE

Account Details

Status

Start Date

Bill Thru Date

Last Bill Date

Balance

Pending Activity

Credit History

Deposits

Cutoff

Contracts

Draft

☐ Edit This Record

Clear

View

rp.jemerson

From: Judy Emerson <jemerson@cityofrockport.com>
Sent: Tuesday, March 11, 2025 11:36 AM
To: Permit-Faxes <permit-faxes@aep.com>
Cc: Carey Dietrich <Communityplanner@cityofrockport.com>; Roberto Ramos <raramos@cityofrockport.com>; Larry Sinclair <lsinclair@rockporttx.gov>
Subject: [EXTERNAL] Information

Hello,

We are beginning our next round of sub-standard structures and need to know if the following addresses have electrical service and if they do not, please add date when service was discontinued. These are all within the city limits of Rockport, TX. These also may be listed without the directional street address.

1. 822 N Gagon***meter is still there, we disconnected on 11/07/23
2. 513 N Ann**meter is currently connected
3. 618 N Moline**meter is currently connected
4. 803 N Moline**meter is currently connected
5. 801 N Moline**address did not pull up in system.
6. 734 S Young**address did not pull up in system
7. 1104 Plover**meter is there, we disconnected on 03/27/23
8. 111 Lazy Rd**meter is still there, we disconnected on 11/01/24
9. 111 Timber Lane Loop**meter is currently connected-**The City had this meter pulled for Life & safety reasons**

Please let me know if you have any questions.

Thank you,

Judy Emerson

City of Rockport

Senior Code Enforcement Officer-TDLR #7296

2751 SH 35 Bypass

Rockport, TX 78382

361-556-5272-Office

361-790-1125 ext 255

361-542-6192-Cell

www.rockporttx.gov

Aransas CAD Property Search

Property ID: 26062 For Year 2025

 Property Details

Account		
Property ID:	26062	Geographic ID: 3450-000-029-000
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	111 LAZY RD ROCKPORT, TX 78382	
Map ID:	A-9	Mapsco:
Legal Description:	LAZY ACRES, LOT 29 AND 30	
Abstract/Subdivision:	S3450	
Neighborhood:	(LAZY-LN) LAZY LANE	
Owner		
Owner ID:	57962	
Name:	ARNOLD LEWIS M JR	
Agent:		
Mailing Address:	111 LAZY RD ROCKPORT, TX 78382-7011	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

 Property Values

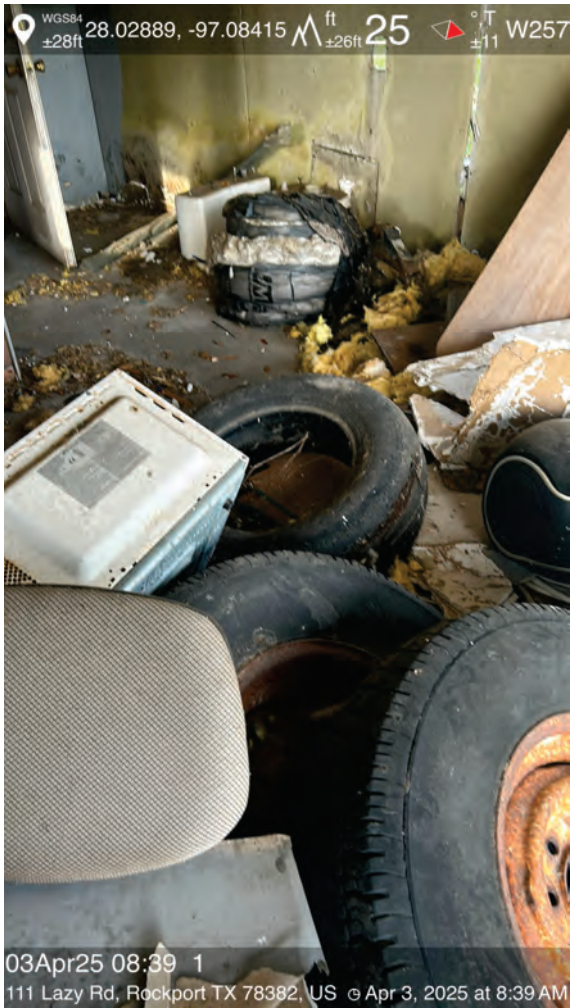
Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$2,580 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$48,600 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$51,180 (=)











ADMINISTRATIVE SEARCH WARRANT
FOR FIRE, HEALTH, AND CODE INSPECTIONS (Art. 18.05, C.C.P.)

THE STATE OF TEXAS,
CITY OF ROCKPORT
ARANSAS, COUNTY

§

§

§

LEWIS M. ARNOLD JR
111 LAZY RD
ROCKPORT TEXAS

THE STATE OF TEXAS to any Fire Marshal, Health Officer, or Code Enforcement Officer of the City of Rockport, Aransas County, Texas, who has responsibility for the inspection of any specified premises to determine the presence of a fire or health hazard or unsafe building condition or a violation of any fire, health, or building regulation, statute, or ordinance in the territorial limits of the City of Rockport, Texas:

WHEREAS, the affiant whose signature is affixed to the affidavit supporting the issuance of this warrant is a Code Enforcement Officer under the laws of the State of Texas and did therefore this day subscribe and swear to said affidavit before me, which affidavit is attached hereto and incorporated herein by reference for all purposes, and whereas I find that the verified facts and information contained therein and stated by affiant are sufficient to establish probable cause for the issuance of this warrant.

NOW THEREFORE, you are hereby commanded to enter upon and search the suspected place and premise described in said affidavit and to determine the presence of fire or health hazards, unsafe building conditions or violations of any fire, health, or building regulation, statute, or ordinance of the city of Rockport or the State of Texas, located at 111 Lazy Road within the City of Rockport, Texas, in the care, custody and control of Lewis M. Arnold Jr, and in particular, to determine the presence of; **Unsafe Building Conditions in Chapter 22 Buildings and Building Regulations** in violation of said regulation, statute, or ordinance.

Herein fail not but have you then and there executed this warrant within three (3) days, exclusive of the day of issuance and exclusive of the day of execution, with your return showing how you executed same.

ISSUED at 3:00 o'clock (a.m.) (p.m.), on this 2 day of 4, 2025 to
certify which witness my hand and seal this day.

SEAL OF THE
COUNTY OF
ARANSAS
TEXAS

Richard P. Bianchi

Court at Law Judge

Rockport Aransas County, Texas

Magistrate's Printed Name

OFFICER'S RETURN

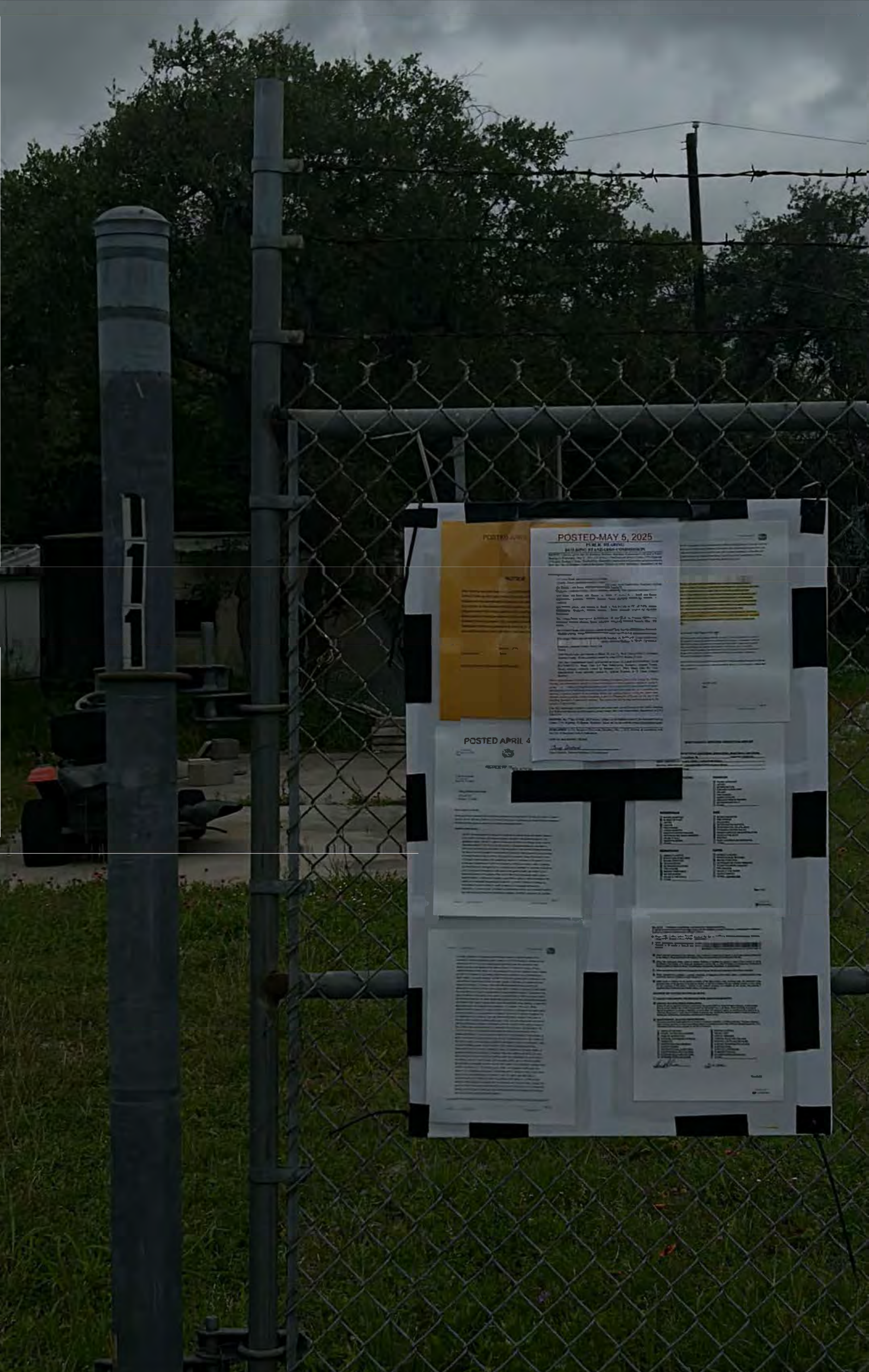
Came to hand the 2 day of April, 2025, at 3:00 o'clock Pm and executed on the 2 day of April, 2025, at 6:55 o'clock Pm by

Code Enforcement Officer

03Apr25 08:42 1

11 Lazy Rd, Rockport TX 78382, US

⌚ Apr 3, 2025 at 8:42 AM





NOTICE OF VIOLATION

Lewis M Jr Arnold
111 Lazy Rd
Rockport, TX 78382

Case No. 25-000098
Issued: April 04, 2025
Certified Mail #: 70221670000176182136

VIOLATION LOCATION

111 LAZY RD,
Rockport, TX 78382

LEGAL DESCRIPTION

Lazy Acres, Lot 29 And 30

Dear Lewis M Jr Arnold,

It has come to our attention that the following violation(s) as described in *Chapter 22, Article X, Section 22-344, 22-347, 22-348, 22-352 (c.1.C)* of the City's Code of Ordinances as Unsafe Building Abatement - Substandard Structure are present at the above referenced location.

Violation Description:

22-344-"All substandard and dangerous buildings as defined herein are hereby declared to be public nuisances, and shall be repaired, vacated or demolished pursuant to the guidelines herein." 22-347-"In addition to the requirement that buildings comply with the standards adopted in this Code, a substandard or dangerous building or structure is defined as any building or structure: (1) Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement; (2) Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering; (3) Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city; (4) Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment; (5) Which has parts thereof which are so attached that they may fall and injure members of the public or property; (6) Which, because of its condition,



is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or (7) Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, Violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety or property damage." 22-348-"The following guide shall be followed by the code official in determining whether to repair, vacate or demolish any substandard and dangerous buildings: (1) Repair. If the code official determines that a building can reasonably be repaired so that it will no longer exist in violation of the terms of this article, the code official shall order it repaired within a reasonable time frame. A reasonable time frame as defined in this article. If the owner or occupant fails to make such repairs within the time frame allowed, the code official shall recommend that the building and standards commission order repairs, impose fines, order the demolition of the building, or take other appropriate action to implement this subsection. (2) Vacation. If the code official determines that a building is in such condition as to make it a danger to the health, safety or general welfare of its occupants or the citizens of the city or if deemed necessary for the abatement of the nuisance, the code official shall order it vacated. If the owner or occupant fails to vacate a building after proper notice, the code official shall recommend that the building and standards commission order the vacation of the building, impose a fine, or take other appropriate action to implement this subsection. (3) Demolition. The code official shall recommend that the building and standards commission order a building demolished, if: (A) It is at least 50 percent or more damaged or deteriorated, on either a structural or current market value; (B) Is in immediate danger to life or safety of any person and is not immediately corrected to eliminate the danger and therefore made "not an immediate danger"; (C) Is in need of repair and is not repaired within the reasonable time; (D) Is in such condition to make it a nuisance to the health, safety, or general welfare of the occupants or the public, has been ordered vacated by the code official, and has not been cured of the defects within the reasonable time as set forth in this article; or (E) Is in need of repair and has water, sewer, gas, or electricity utilities disconnected or physically severed and has been vacant and uninhabited in excess of six months." 22-352 (c.1.C)-"At the hearing any owner, or mortgagee, or lienholder who objects to the demolition or removal of the building will be required to submit proof of the scope of any work including but not limited to plans for repair, estimated date of completion, and proof of financial ability to complete such repairs; or, provide factual evidence demonstrating why repairs are not necessary, and why the orders, request and directives made by the code official should be determined to be in error; and, request the Building and Standards Commission order the building not be demolished and removed from the premises, and the premises cleaned."

According to the real property records of Aransas County, you own the real property described in this



notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office not later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not

Please Correct:

PLEASE READ ALL OF THIS NOTICE IMMEDIATELY VACATE & SECURE ALL OPENINGS ON THE STRUCTURE(S). THEN REPAIR, REMOVE OR DEMOLISH THE STRUCTURE(S) ON THE PROPERTY. SEE THE ATTACHED SUBSTANDARD BUILDING INSPECTION REPORT FOR THE STRUCTURE(S) IMPROVEMENTS OR CONDITION(S) DEEMING THE STRUCTURE(S) SUBSTANDARD. THE GENERAL DESCRIPTION OF THE STRUCTURE(S) IS DESCRIBED AS A YELLOW AND WHITE PAINTED ACCESSORY USE STORAGE STRUCTURE OPEN TO THE NORTH AND WEST SIDES CODE STAFF WILL RECOMMEND DEMOLITION OF THE STRUCTURE(S) AT OUR NEXT BUILDING & STANDARDS COMMISSION MEETING, WITH THE DATE TO BE DETERMINED, WHICH YOU WILL BE NOTIFIED OF. PLEASE CONTACT US WITHIN 30 DAYS FROM THE DATE OF THIS NOTICE TO DISCUSS THIS MATTER. .

Compliance:

Immediately Vacate & Secure, Then Repair or Demolish

It shall be the duty of any person owning, leasing, claiming, occupying, or having supervision or control of any real property, occupied or unoccupied, improved or unimproved, developed or undeveloped, within the corporate limits of the city to board up all openings on structure(s) to secure from disease carrying pests and vagrants, then contact Building and Development Department with plans to repair or demolish structure(s) on property. Make the necessary corrections within thirty (30) days of the date of this notice to avoid any further legal action by the City. Failure to comply with this request may result in case being presented before Building & Standards Commission.

We appreciate your cooperation and prompt attention to correct the above mentioned issues in a timely manner. If you have any questions or would like to discuss possible issues on your property, please feel free to contact us @ (361) 556-5273.



Larry Sinclair

April 04, 2025

Date



NOTICE

This building has been found to be a SUBSTANDARD OR DANGEROUS STRUCTURE by the Code Official of the City of Rockport, Texas. This building is to be vacated and all openings secured immediately. This placard is to remain on the structure until it is repaired, moved or demolished in accordance with the notice dated April 04, 2025 which has been mailed to all known persons having an interest in this building or property as shown by Aransas County Appraiser. It is a violation of the Substandard Building Abatement ordinance punishable by a fine up to \$4,000.00, for anyone to remove this placard until such notice has been complied with.


Larry Sinclair

April 04, 2025
Date

Certified Mail #: 70221670000176182136



SUBSTANDARD BUILDING INSPECTION REPORT

DATE: April , 2025 INSPECTOR(S): Judy Emerson, Robert Decker, Robert Ramos, Larry Sinclair
STREET ADDRESS: 111 Lazy Rd. CASE NO: 25-000098
LEGAL DESCRIPTION: Lazy Acres, Lot 29 and 30
GENERAL DESCRIPTION: White accessory use structure missing walls
OWNER(S): Lewis M. Arnold

OCCUPANCY CLASSIFICATION:

- ☒ ACCESSORY USE
- ☐ COMMERCIAL
- ☐ RESIDENTIAL
- ☐ OCCUPIED
- ☒ UNOCCUPIED

FOUNDATION:

- ☐ SOUND CONDITION
- ☒ LISTING
- ☐ DETERIORATION
- ☐ DAMAGED FLOOR JOIST
- ☒ CRACKS
- ☐ FIRE DAMAGE
- ☒ NEEDS LEVELING
- ☐ NEEDS EXTENSIVE REPAIRS
- ☐ DETERIORATED SILLS
- ☐ OTHER _____

EXTERIOR WALLS:

- ☐ SOUND CONDITION
- ☐ IN NEED OF PAINT
- ☐ LISTING
- ☒ CRACKS
- ☐ FIRE DAMAGE
- ☒ LOOSE MEMBERS
- ☒ NEEDS EXTENSIVE REPAIRS
- ☒ DETERIORATED WOOD MEMBERS
- ☒ HOLES IN WALL
- ☐ ASBESTOS SIDING
- ☒ OTHER North & part of South walls missing

ROOF:

- ☐ SOUND CONDITION
- ☐ FIRE DAMAGE
- ☒ COLLAPSED
- ☐ DETERIORATED RAFTERS
- ☒ DETERIORATED CEILING JOIST
- ☒ OVERHANG DETERIORATED
- ☒ NEEDS COMPLETE RECONSTRUCTION
- ☒ HOLES IN THE ROOF
- ☒ SAGGING
- ☒ ROOF COVERING DETERIORATED
- ☐ OTHER _____

INTERIOR WALLS:

- ☐ UNABLE TO ENTER
- ☐ STRUCTURE IS SECURED
- ☐ SOUND CONDITION
- ☐ LEANING STUDS
- ☒ DETERIORATED STUDS
- ☐ FIRE DAMAGE
- ☒ BROKEN SHEETROCK
- ☒ WATER DAMAGE
- ☒ HOLES IN THE WALLS
- ☐ OTHER _____

FLOORS:

- ☐ UNABLE TO ENTER
- ☐ STRUCTURE IS SECURED
- ☐ SOUND CONDITION
- ☐ DETERIORATED WOOD MEMBERS
- ☒ FLOOR COVERING DAMAGED
- ☐ FIRE DAMAGE
- ☐ HOLES IN THE FLOOR
- ☐ WATER DAMAGE
- ☒ OTHER _____

Sec. 22-347. Conditions constituting a substandard or dangerous building.

In addition to the requirement that buildings comply with the standards adopted in this code, a substandard or dangerous building or structure is defined as any building or structure:

- ☒ Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement;
- ☐ Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering;
- ☒ Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city;
- ☒ Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment;
- ☒ Which has parts thereof which are so attached that they may fall and injure members of the public or property.
- ☒ Which, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or
- ☒ Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code, or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety, or property damage.

COURSE OF ACTION WITHIN 30 DAYS:

☐ **VACATE THEN SECURE THE BUILDING FROM UNAUTHORIZED ENTRY**

☒ **UNSAFE: BUILDING NEEDS DEMOLISHED**

Where the above-described building or structure is fifty percent (50%) or more damaged, decayed, or deteriorated from its current market value or the structure shall be demolished and, in all cases, where a building or structure cannot be repaired or is unsafe, unsanitary, or not provided with adequate egress, or constitutes a fire hazard, or is otherwise dangerous to human life or in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance. dilapidation. obsolescence or abandonment.

☐ **SUBSTANDARD: BUILDING NEEDS REPAIRS**

The above-described building/structure is in need of repair and correction, as follows generally. The items checked below must be corrected to make the building conform to the requirements of the minimum standards set forth in the International Building codes adopted by the City of Rockport.

- | | |
|--|---|
| ☐ MEANS OF EGRESS | ☐ ROOFING MATERIAL |
| ☐ DOORS, EXTERIOR & INTERIOR | ☐ CEILING JOIST |
| ☐ FREE OF INFESTATION | ☐ CARE OF PREMISES |
| ☐ GARBAGE AND RUBBISH STORAGE | ☐ INTERIOR WALLS AND CEILINGS |
| ☐ HARDWARE | ☐ ELECTRIC LIGHTS AND SWITCHES |
| ☐ WINDOW SASH AND SCREENS | ☐ ELECTRIC CONVENIENCE OUTLETS |
| ☐ WINDOW FRAMES | ☐ ELECTRIC PANEL |
| ☐ FOUNDATION WALLS AND PIERS | ☐ ELECTRICAL METER BOX |
| ☐ FLOOR FRAMING AND FLOORING | ☐ PLUMBING FIXTURES |
| ☐ EXTERIOR WALLS AND COLUMNS | ☐ PLUMBING DRAINAGE SYSTEM |
| ☐ EXTERIOR STEPS AND STAIRS | ☐ OTHER _____ |


SIGNATURE

April 03, 2024
DATE

0402025E

**ADMINISTRATIVE SEARCH WARRANT
FOR FIRE, HEALTH, AND CODE INSPECTIONS (Art. 18.05, C.C.P.)**

**THE STATE OF TEXAS,
CITY OF ROCKPORT
ARANSAS, COUNTY**

§ **LEWIS M. ARNOLD JR**
§ **111 LAZY RD**
§ **ROCKPORT TEXAS**

THE STATE OF TEXAS to any Fire Marshal, Health Officer, or Code Enforcement Officer of the City of Rockport, Aransas County, Texas, who has responsibility for the inspection of any specified premises to determine the presence of a fire or health hazard or unsafe building condition or a violation of any fire, health, or building regulation, statute, or ordinance in the territorial limits of the City of Rockport, Texas:

WHEREAS, the affiant whose signature is affixed to the affidavit supporting the issuance of this warrant is a Code Enforcement Officer under the laws of the State of Texas and did therefore this day subscribe and swear to said affidavit before me, which affidavit is attached hereto and incorporated herein by reference for all purposes, and whereas I find that the verified facts and information contained therein and stated by affiant are sufficient to establish probable cause for the issuance of this warrant.

NOW THEREFORE, you are hereby commanded to enter upon and search the suspected place and premise described in said affidavit and to determine the presence of fire or health hazards, unsafe building conditions or violations of any fire, health, or building regulation, statute, or ordinance of the city of Rockport or the State of Texas, located at 111 Lazy Road within the City of Rockport, Texas, in the care, custody and control of Lewis M. Arnold Jr, and in particular, to determine the presence of; **Unsafe Building Conditions in Chapter 22 Buildings and Building Regulations** in violation of said regulation, statute, or ordinance.

Herein fail not but have you then and there executed this warrant within three (3) days, exclusive of the day of issuance and exclusive of the day of execution, with your return showing how you executed same.

ISSUED at 3:00 o'clock (a.m.) (p.m.), on this 2 day of 4, 2025 to
certify which witness my hand and seal this day.



Richard P. Bianchi
Court at Law Judge
Rockport Aransas County, Texas

Magistrate's Printed Name

OFFICER'S RETURN

Came to hand the 2 day of April, 2025, at 3:00 o'clock P.m. and executed on the 3 day of April, 2025, at 0831 o'clock A.m. by inspecting the property and taking photographs

Code Enforcement Officer

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$ _____
- ☐ Return Receipt (electronic) \$ _____
- ☐ Certified Mail Restricted Delivery \$ _____
- ☐ Adult Signature Required \$ _____
- ☐ Adult Signature Restricted Delivery \$ _____

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

Postmark
Here

May 05 2025
7:34A

7022 1670 029T 2202
986T 8192 1000 029T 2202



City of Rockport
Code Enforcement Division
2751 SH Bypass
Rockport, Tx. 78382

CERTIFIED MAIL



7022 1670 0001 7618 2136



US POSTAGE IMPITNEY B



ZIP 78382
02 7H
0006090064

\$ 009.64

APR 04 20

**RETURN RECEIPT
REQUESTED**

RETURN IN 5 DAYS

Lewis M. Arnold Jr

111 Lazy Rd

Rockport, TX, 78382

UNC

4/N

4-7

NIXIE

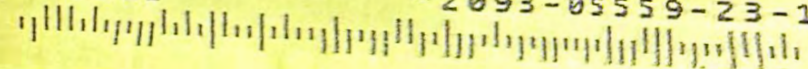
782 CC 1

0104/23/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 78382

*2093-05559-23-13



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$ _____
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- ☐ Adult Signature Restricted Delivery \$ _____

Postage

\$

Total Postage and Fees

\$

Sent To

Lewis M. Arnold Jr

Street and Apt. No., or PO Box No.

111 Lazy Rd

City, State, ZIP+4®

Rockport, TX 78382

Postmark
Here

May 05 2025
7:34A

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

9861 8192 1000 029T 2202

STAFF REPORT

Code Enforcement Department | Code Enforcement Officer in Training; Larry Sinclair
2751 SH 35 Bypass, Rockport, TX 78382
Phone: (361) 556-5310, ext. | Email; lsinclair@rockporttx.gov

**PROPERTY ADDRESS/LOCATION****618 Moline****APPLICANT/PROPERTY OWNER****Kenneth McKinney****LEGAL DESCRIPTION****Central, Block I Lot 9 & 10, W-40 of Each****PUBLIC HEARING/HEARING DATE(S)****Wednesday, May 21, 2025****BRIEF SUMMARY OF REQUEST**

Code Enforcement Officer in Training Larry Sinclair is requesting that the primary structure be demolished, all junk and trash be removed and disposed of, and the property be returned to its natural state



MAP SOURCE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-2	Residential	R-2 Residential	Residential 576sqft approx.	40'X64' 2560sqft

STAFF RECOMMENDATION**REPAIR****REPAIR WITH CONDITIONS****DEMOLISH****PROPERTY HISTORY**

March 19, 2025, Code Enforcement personnel conducted a routine check for potential code violations at the above listed location which appeared to be an unsafe structure. Code Enforcement personnel observed that the roof appeared to be in poor condition. In addition, junk and trash were observed on the premise. Code Enforcement Officer Emerson researched the property and found that the premise is currently unoccupied. Water and sewer service had been disconnected on January 15, 2025. Electrical service was still connected at the premise as of March 11, 2025. Code Enforcement personnel were unable to determine whether the premise is secured.

April 2, 2025, a search warrant was issued by Judge Bianchi and executed on April 3, 2025. As a result, the following deficiencies were found at the premises: Large cracks were observed on the exterior walls, a large hole was observed on the north side of the roof and numerous shingles were missing throughout. In the interior of the structure insect damage and wood rot was evident in the rafters. Water damage was observed to the wall studs. Photos were collected of the structures and property. The owner, Mr. McKinney, came to the location while officers were on scene. He stated that he knew that the structure was very poor shape. He stated that he currently did not have the resources to make repairs to the structure.

April 4, 2025, a Notice of Violation letter was sent certified letter mail to the owner of the property. The Notice of Violation was also posted on the structure along with the substandard checklist.

May 5, 2025, the property was posted, and a certified letter was sent informing the owners of the public hearing.

SEE ATTACHED SUPPORTING DOCUMENTS

Account Management - (View)

File Edit Options Functions Consoles Help Chat



Account Number

AA-1250-05



New Occupant

Zone

01

** Notes **

Address

618

N MOLINE ST



Name

MC KINNEY, KENNETH G



General Metered Non-Metered Financial Information Comments History Consumption History Service Orders Devices Notifications

Mailing Address

Attention

Address

171 BIRMENS DORF
SAN MARCUS, TX 78666

Profile

Statement Bill



Statement Group



Class

ICL



INSIDE CITY LIMITS

E-Mail

STAMPMAN71@GMAIL.COM



Exceptions

Confidential



CONTACT #

47135



DL

10753108 TX



BROCHURE



Account Details

Status

Inactive 1/15/25



Start Date

9/13/2013



Bill Thru Date

1/15/2025

Last Bill Date

1/15/2025



Balance

0.00

Pending Activity

0.00



Credit History

Bill: 24 Cut: 0 Pen: 2



Deposits

0.00



Cutoff

N/A



Contracts

0.00



Draft

N/A

☐ Edit This Record

Clear

View

rp.jemerson

From: Judy Emerson <jemerson@cityofrockport.com>
Sent: Tuesday, March 11, 2025 11:36 AM
To: Permit-Faxes <permit-faxes@aep.com>
Cc: Carey Dietrich <Communityplanner@cityofrockport.com>; Roberto Ramos <raramos@cityofrockport.com>; Larry Sinclair <lsinclair@rockporttx.gov>
Subject: [EXTERNAL] Information

Hello,

We are beginning our next round of sub-standard structures and need to know if the following addresses have electrical service and if they do not, please add date when service was discontinued. These are all within the city limits of Rockport, TX. These also may be listed without the directional street address.

1. 822 N Gagon***meter is still there, we disconnected on 11/07/23
2. 513 N Ann**meter is currently connected
3. 618 N Moline**meter is currently connected
4. 803 N Moline**meter is currently connected
5. 801 N Moline**address did not pull up in system.
6. 734 S Young**address did not pull up in system
7. 1104 Plover**meter is there, we disconnected on 03/27/23
8. 111 Lazy Rd**meter is still there, we disconnected on 11/01/24
9. 111 Timber Lane Loop**meter is currently connected-**The City had this meter pulled for Life & safety reasons**

Please let me know if you have any questions.

Thank you,

Judy Emerson

City of Rockport

Senior Code Enforcement Officer-TDLR #7296

2751 SH 35 Bypass

Rockport, TX 78382

361-556-5272-Office

361-790-1125 ext 255

361-542-6192-Cell

www.rockporttx.gov

Aransas CAD Property Search

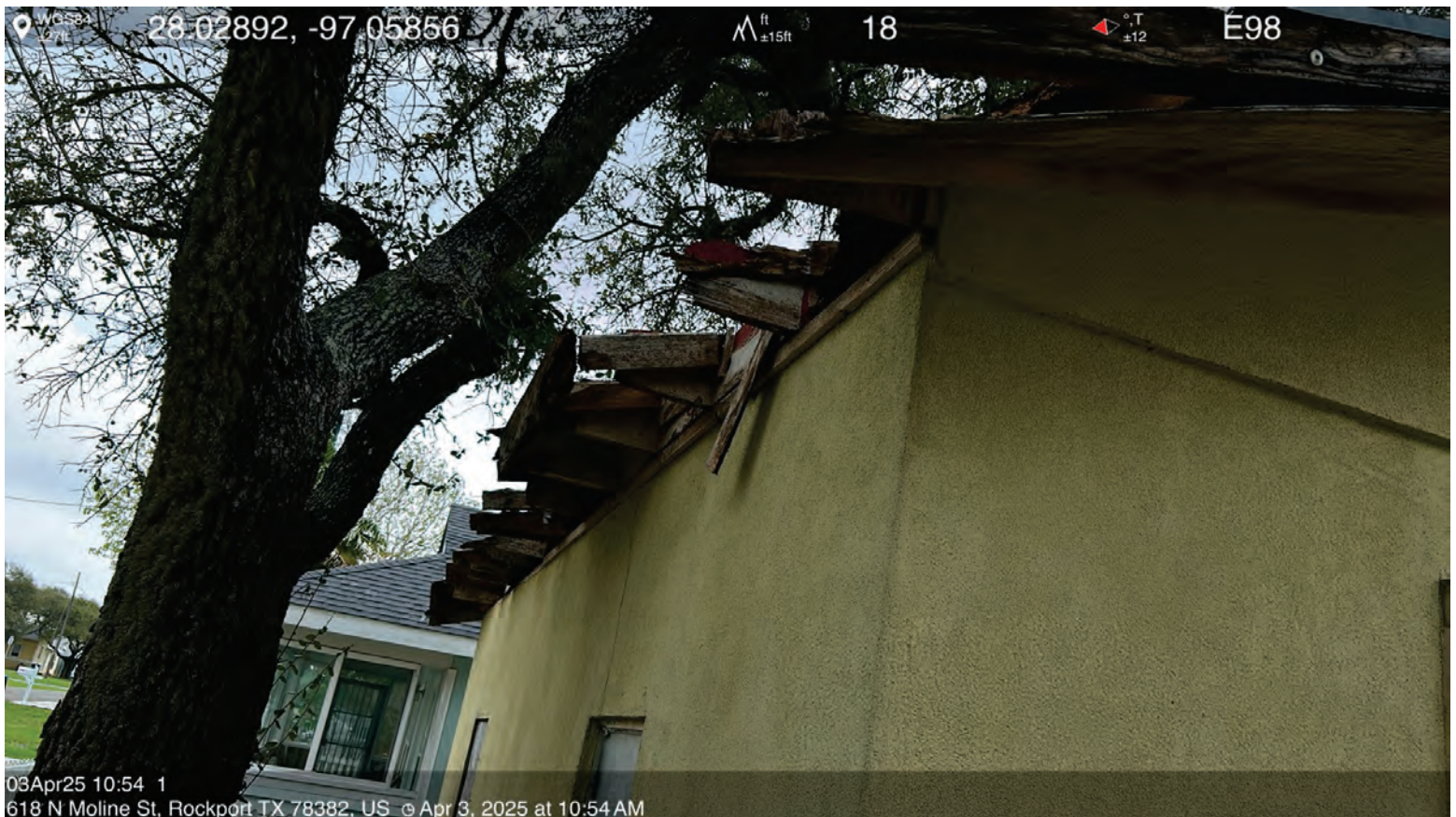
Property ID: 15150 For Year 2025

 Property Details

Account		
Property ID:	15150	Geographic ID: 1025-009-009-003
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	618 MOLINE ST ROCKPORT, TX 78382	
Map ID:	A-3	Mapsco:
Legal Description:	CENTRAL, BLOCK I, LOT 9 & 10, W-40' OF EACH	
Abstract/Subdivision:	S1025	
Neighborhood:	(NOPAL-CENT) SMWO-NOPAL CENTRAL	
Owner		
Owner ID:	71942	
Name:	MCKINNEY KENNETH	
Agent:		
Mailing Address:	171 BIRMENS DORF DR SAN MARCOS, TX 78666-2026	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

 Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$4,740 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$23,040 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$27,780 (=)



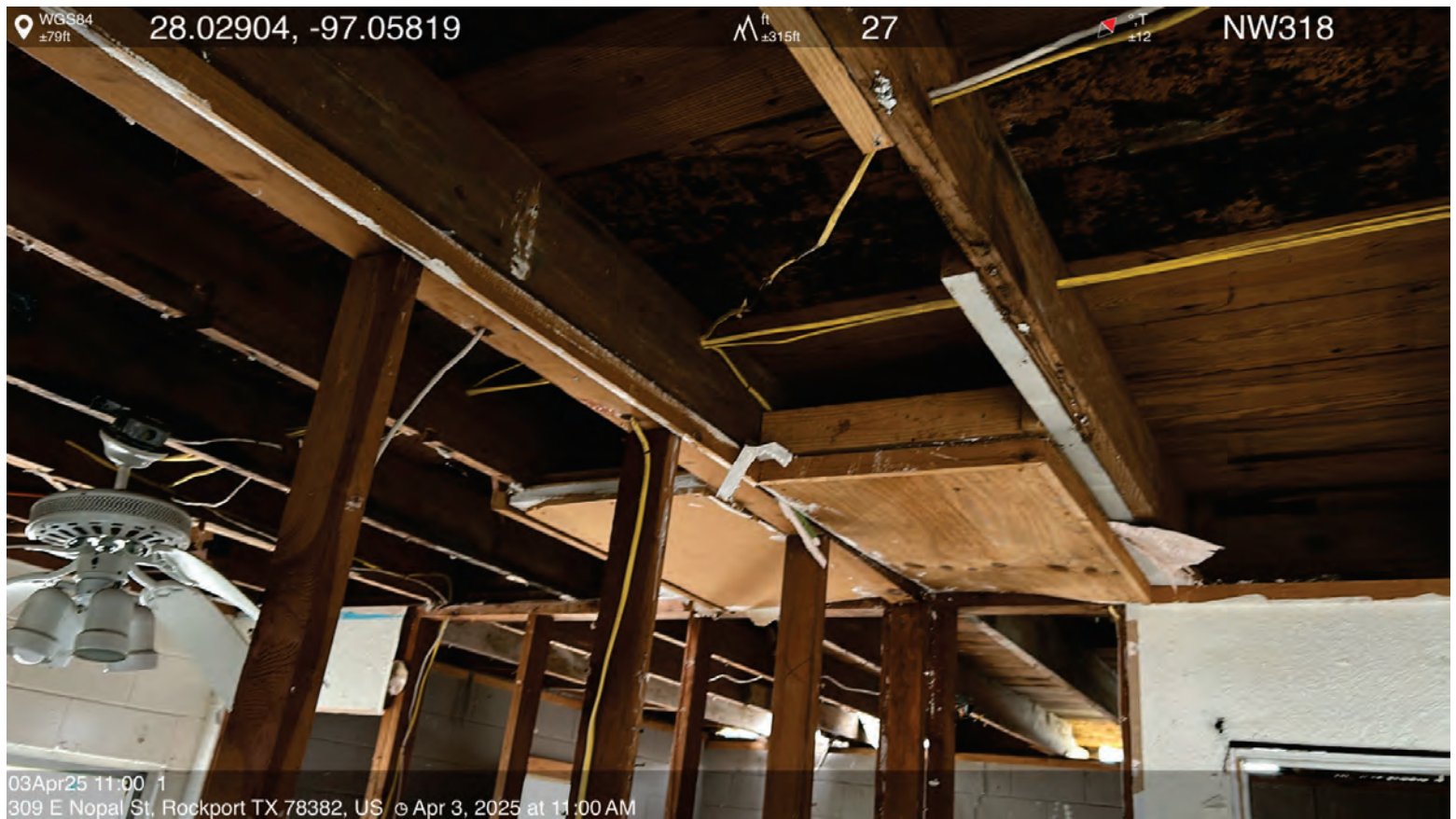














NOTICE OF VIOLATION

Kenneth Mckinney
618 N Moline St
Rockport, Tx 78382

Case No. 25-000100
Issued: April 04, 2025
Certified Mail #: 70221670000176184482

VIOLATION LOCATION

618 MOLINE ST,
Rockport, TX 78382

LEGAL DESCRIPTION

Central, Block I, Lot 9 & 10, W-40' Of Each

Dear Kenneth Mckinney,

It has come to our attention that the following violation(s) as described in *Chapter 22, Article X, Section 22-344, 22-347, 22-348, 22-352 (c.1.C)* of the City's Code of Ordinances as Unsafe Building Abatement - Substandard Structure are present at the above referenced location.

Violation Description:

22-344-"All substandard and dangerous buildings as defined herein are hereby declared to be public nuisances, and shall be repaired, vacated or demolished pursuant to the guidelines herein." 22-347-"In addition to the requirement that buildings comply with the standards adopted in this Code, a substandard or dangerous building or structure is defined as any building or structure: (1) Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement; (2) Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering; (3) Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city; (4) Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment; (5) Which has parts thereof which are so attached that they may fall and injure members of the public or property; (6) Which, because of its condition,



is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or (7) Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, Violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety or property damage." 22-348-"The following guide shall be followed by the code official in determining whether to repair, vacate or demolish any substandard and dangerous buildings: (1) Repair. If the code official determines that a building can reasonably be repaired so that it will no longer exist in violation of the terms of this article, the code official shall order it repaired within a reasonable time frame. A reasonable time frame as defined in this article. If the owner or occupant fails to make such repairs within the time frame allowed, the code official shall recommend that the building and standards commission order repairs, impose fines, order the demolition of the building, or take other appropriate action to implement this subsection. (2) Vacation. If the code official determines that a building is in such condition as to make it a danger to the health, safety or general welfare of its occupants or the citizens of the city or if deemed necessary for the abatement of the nuisance, the code official shall order it vacated. If the owner or occupant fails to vacate a building after proper notice, the code official shall recommend that the building and standards commission order the vacation of the building, impose a fine, or take other appropriate action to implement this subsection. (3) Demolition. The code official shall recommend that the building and standards commission order a building demolished, if: (A) It is at least 50 percent or more damaged or deteriorated, on either a structural or current market value; (B) Is in immediate danger to life or safety of any person and is not immediately corrected to eliminate the danger and therefore made "not an immediate danger"; (C) Is in need of repair and is not repaired within the reasonable time; (D) Is in such condition to make it a nuisance to the health, safety, or general welfare of the occupants or the public, has been ordered vacated by the code official, and has not been cured of the defects within the reasonable time as set forth in this article; or (E) Is in need of repair and has water, sewer, gas, or electricity utilities disconnected or physically severed and has been vacant and uninhabited in excess of six months." 22-352 (c.1.C)-"At the hearing any owner, or mortgagee, or lienholder who objects to the demolition or removal of the building will be required to submit proof of the scope of any work including but not limited to plans for repair, estimated date of completion, and proof of financial ability to complete such repairs; or, provide factual evidence demonstrating why repairs are not necessary, and why the orders, request and directives made by the code official should be determined to be in error; and, request the Building and Standards Commission order the building not be demolished and removed from the premises, and the premises cleaned."

According to the real property records of Aransas County, you own the real property described in this



notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office not later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not

Please Correct:

PLEASE READ ALL OF THIS NOTICE IMMEDIATELY VACATE & SECURE ALL OPENINGS ON THE STRUCTURE(S). THEN REPAIR, REMOVE OR DEMOLISH THE STRUCTURE(S) ON THE PROPERTY. SEE THE ATTACHED SUBSTANDARD BUILDING INSPECTION REPORT FOR THE STRUCTURE(S) IMPROVEMENTS OR CONDITION(S) DEEMING THE STRUCTURE(S) SUBSTANDARD. THE GENERAL DESCRIPTION OF THE STRUCTURE(S) IS DESCRIBED AS A TAN COLORED RESIDENCE APPROX. 576 SQFT.. CODE STAFF WILL RECOMMEND DEMOLITION OF THE STRUCTURE(S) AT OUR NEXT BUILDING & STANDARDS COMMISSION MEETING, WITH THE DATE TO BE DETERMINED, WHICH YOU WILL BE NOTIFIED OF. PLEASE CONTACT US WITHIN 30 DAYS FROM THE DATE OF THIS NOTICE TO DISCUSS THIS MATTER. .

Compliance:

Immediately Vacate & Secure, Then Repair or Demolish

It shall be the duty of any person owning, leasing, claiming, occupying, or having supervision or control of any real property, occupied or unoccupied, improved or unimproved, developed or undeveloped, within the corporate limits of the city to board up all openings on structure(s) to secure from disease carrying pests and vagrants, then contact Building and Development Department with plans to repair or demolish structure(s) on property. Make the necessary corrections within thirty (30) days of the date of this notice to avoid any further legal action by the City. Failure to comply with this request may result in case being presented before Building & Standards Commission.

We appreciate your cooperation and prompt attention to correct the above mentioned issues in a timely manner. If you have any questions or would like to discuss possible issues on your property, please feel free to contact us @ (361) 556-5273.


Larry Sinclair

April 04, 2025

Date



NOTICE

This building has been found to be a SUBSTANDARD OR DANGEROUS STRUCTURE by the Code Official of the City of Rockport, Texas. This building is to be vacated and all openings secured immediately. This placard is to remain on the structure until it is repaired, moved or demolished in accordance with the notice dated April 04, 2025 which has been mailed to all known persons having an interest in this building or property as shown by Aransas County Appraiser. It is a violation of the Substandard Building Abatement ordinance punishable by a fine up to \$4,000.00, for anyone to remove this placard until such notice has been complied with.



Larry Sinclair

April 04, 2025

Date

Certified Mail #: 70221670000176184482



SUBSTANDARD BUILDING INSPECTION REPORT

DATE: April 3, 2025 INSPECTOR(S): Judy Emerson, Robert Decker, Robert Ramos, Larry Sinclair

STREET ADDRESS: 618 N Moline St. CASE NO: 25-000100

LEGAL DESCRIPTION: Central, Block 1, Lot 9, W-40' of Each

GENERAL DESCRIPTION: Unoccupied Beige/Yellow Structure 588 sqft

OWNER(S): Kenneth McKinney

OCCUPANCY CLASSIFICATION:

- ☐ ACCESSORY USE
- ☐ COMMERICAL
- ☒ RESIDENTAL
- ☐ OCCUPIED
- ☒ UNOCCUPIED

FOUNDATION:

- ☒ SOUND CONDITION
- ☐ LISTING
- ☐ DETERIORATION
- ☐ DAMAGED FLOOR JOIST
- ☐ CRACKS
- ☐ FIRE DAMAGE
- ☐ NEEDS LEVELING
- ☐ NEEDS EXTENSIVE REPAIRS
- ☐ DETERIORATED SILLS
- ☐ OTHER _____

EXTERIOR WALLS:

- ☐ SOUND CONDITION
- ☒ IN NEED OF PAINT
- ☐ LISTING
- ☒ CRACKS
- ☐ FIRE DAMAGE
- ☐ LOOSE MEMBERS
- ☐ NEEDS EXTENSIVE REPAIRS
- ☐ DETERIORATED WOOD MEMBERS
- ☐ HOLES IN WALL
- ☐ ASBESTOS SIDING
- ☐ OTHER _____

ROOF:

- ☐ SOUND CONDITION
- ☐ FIRE DAMAGE
- ☐ COLLAPSED
- ☒ DETERIORATED RAFTERS
- ☒ DETERIORATED CEILING JOIST
- ☒ OVERHANG DETERIORATED
- ☒ NEEDS COMPLETE RECONSTRUCTION
- ☒ HOLES IN THE ROOF
- ☒ SAGGING
- ☐ ROOF COVERING DETERIORATED
- ☐ OTHER _____

INTERIOR WALLS:

- ☐ UNABLE TO ENTER
- ☐ STRUCTURE IS SECURED
- ☐ SOUND CONDITION
- ☒ LEANING STUDS
- ☒ DETERIORATED STUDS
- ☐ FIRE DAMAGE
- ☒ BROKEN SHEETROCK
- ☒ WATER DAMAGE
- ☐ HOLES IN THE WALLS
- ☐ OTHER _____

FLOORS:

- ☐ UNABLE TO ENTER
- ☐ STRUCTURE IS SECURED
- ☒ SOUND CONDITION
- ☐ DETERIORATED WOOD MEMBERS
- ☐ FLOOR COVERING DAMAGED
- ☐ FIRE DAMAGE
- ☐ HOLES IN THE FLOOR
- ☐ WATER DAMAGE
- ☐ OTHER Concrete Slab

Sec. 22-347. Conditions constituting a substandard or dangerous building.

In addition to the requirement that buildings comply with the standards adopted in this code, a substandard or dangerous building or structure is defined as any building or structure:

- ☐ Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement;
- ☐ Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering;
- ☒ Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city;
- ☒ Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment;
- ☒ Which has parts thereof which are so attached that they may fall and injure members of the public or property.
- ☒ Which, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or
- ☒ Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code, or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety, or property damage.

COURSE OF ACTION WITHIN 30 DAYS:

☐ **VACATE THEN SECURE THE BUILDING FROM UNAUTHORIZED ENTRY**

☒ **UNSAFE: BUILDING NEEDS DEMOLISHED**

Where the above-described building or structure is fifty percent (50%) or more damaged, decayed, or deteriorated from its current market value or the structure shall be demolished and, in all cases, where a building or structure cannot be repaired or is unsafe, unsanitary, or not provided with adequate egress, or constitutes a fire hazard, or is otherwise dangerous to human life or in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance. dilapidation. obsolescence or abandonment.

☒ **SUBSTANDARD: BUILDING NEEDS REPAIRS**

The above-described building/structure is in need of repair and correction, as follows generally. The items checked below must be corrected to make the building conform to the requirements of the minimum standards set forth in the International Building codes adopted by the City of Rockport.

- | | |
|---|--|
| ☐ MEANS OF EGRESS | ☒ ROOFING MATERIAL |
| ☒ DOORS, EXTERIOR & INTERIOR | ☒ CEILING JOIST |
| ☐ FREE OF INFESTATION | ☒ CARE OF PREMISES |
| ☒ GARBAGE AND RUBBISH STORAGE | ☒ INTERIOR WALLS AND CEILINGS |
| ☐ HARDWARE | ☒ ELECTRIC LIGHTS AND SWITCHES |
| ☐ WINDOW SASH AND SCREENS | ☒ ELECTRIC CONVENIENCE OUTLETS |
| ☐ WINDOW FRAMES | ☒ ELECTRIC PANEL |
| ☐ FOUNDATION WALLS AND PIERS | ☐ ELECTRICAL METER BOX |
| ☐ FLOOR FRAMING AND FLOORING | ☒ PLUMBING FIXTURES |
| ☐ EXTERIOR WALLS AND COLUMNS | ☒ PLUMBING DRAINAGE SYSTEM |
| ☐ EXTERIOR STEPS AND STAIRS | ☐ OTHER _____ |



SIGNATURE

April 3, 2025

DATE

040220256

ADMINISTRATIVE SEARCH WARRANT
FOR FIRE, HEALTH, AND CODE INSPECTIONS (Art. 18.05, C.C.P.)

THE STATE OF TEXAS
CITY OF ROCKPORT
ARANSAS, COUNTY

§ **KENNETH MCKINNEY**
 § **171 BIRMENS DORF DR.**
 § **SAN MARCOS, TEXAS**

THE STATE OF TEXAS to any Fire Marshal, Health Officer, or Code Enforcement Officer of the City of Rockport, Aransas County, Texas, who has responsibility for the inspection of any specified premises to determine the presence of a fire or health hazard or unsafe building condition or a violation of any fire, health, or building regulation, statute, or ordinance in the territorial limits of the City of Rockport, Texas:

WHEREAS, the affiant whose signature is affixed to the affidavit supporting the issuance of this warrant is a Code Enforcement Officer under the laws of the State of Texas and did therefore this day subscribe and swear to said affidavit before me, which affidavit is attached hereto and incorporated herein by reference for all purposes, and whereas I find that the verified facts and information contained therein and stated by affiant are sufficient to establish probable cause for the issuance of this warrant.

NOW THEREFORE, you are hereby commanded to enter upon and search the suspected place and premise described in said affidavit and to determine the presence of fire or health hazards, unsafe building conditions or violations of any fire, health, or building regulation, statute, or ordinance of the city of Rockport or the State of Texas, located at 618 North Moline Street within the City of Rockport, Texas in the care, custody and control of Kenneth McKinney, and in particular, to determine the presence of; **Unsafe Building Conditions in Chapter 22 Buildings and Building Regulations** in violation of said regulation, statute, or ordinance.

Herein fail not but have you then and there executed this warrant within three (3) days, exclusive of the day of issuance and exclusive of the day of execution, with your return showing how you executed same.

ISSUED at 2:58 o'clock (~~a.m.~~) (p.m.), on this 2 day of 4, 2025 to certify which witness my hand and seal this day.



Richard P. Bianchi
 Court at Law Judge
 Rockport Aransas County, Texas

Magistrate's Printed Name

OFFICER'S RETURN

Came to hand the 2 day of 4, 2025, at 2:58 o'clock p.m. and executed on the 3 day of April, 2025, at 10:50 o'clock a.m. by inspecting the property and taking photographs

Code Enforcement Officer

2022 1618 0000 0291 4482

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APR 04 2025
11:48A

Sent To	Kenneth McKinney
Street and Apt. No., or PO Box No.	618 N. Moline
City, State, ZIP+4®	Raleigh NC 28382

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 1670 0001 7618 1979

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| ☐ Certified Mail Restricted Delivery | \$ | _____ |
| ☐ Adult Signature Required | \$ | _____ |
| ☐ Adult Signature Restricted Delivery | \$ | _____ |

Postage

\$

25000100 PH

Total Postage and Fees

\$

Sent To

Kenneth McKinney

Street and Apt. No., or PO Box No.

618 W. Woline

City, State, ZIP+4®

Rocky Mt, TX 79382

Postmark
Here

May 05 2025
7:34A

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

STAFF REPORT

Code Enforcement Department | Code Enforcement Officer in Training-Larry Sinclair
2751 SH 35 Bypass, Rockport, TX 78382
Phone: (361) 556-5272 | Email: lsinclair@cityofrockport.gov

**PROPERTY ADDRESS/LOCATION****822 Gagon****APPLICANT/PROPERTY OWNER****Wallace W. II & Erica K. Tinnin****LEGAL DESCRIPTION****Smith and Wood, Block 56, Lot 9 & 10****PUBLIC HEARING/HEARING DATE(S)****Wednesday, May 21, 2025****BRIEF SUMMARY OF REQUEST**

Code Enforcement Officer in Training Larry Sinclair is requesting that the primary structure and secondary detached building be demolished, all junk and trash be removed and disposed of, and the property be returned to its natural state



MAP SOURCE

EXISTING ZONING**R-1****EXISTING LAND USE****Residential****SURROUNDING
ZONING & LAND
USE****R-1
Residential****SITE IMPROVEMENTS****1292sqft House
with 60sqft attached
porch
Detached building
572sqft****SIZE OF PROPERTY****64'x128'
8192sqft****STAFF RECOMMENDATION****REPAIR****REPAIR WITH CONDITIONS****DEMOLISH****PROPERTY HISTORY**

March 11, 2025, the code office received a complaint of a substandard structure at the listed location. On the same date Code Officer in Training Larry Sinclair went to the location and photographed the property from the public way and observed the property to be overgrown with vegetation and the structure appeared to be in a dilapidated state. There were no active utilities and the property was unoccupied.

April 2, 2025, a search warrant was issued by Judge Bianchi and executed on April 3, 2025. The structure was unsecured at the time of the execution of the warrant. Extensive foundation issues were found. In the southwest corner room, the floor has partially collapsed. Several of the foundation piers displayed evidence of rot and insect damage. The exterior siding also had evidence of rot and insect damage. The roof was missing numerous shingles and had a noticeable sag in the center of the structure. Broken and missing sheet rock was observed throughout the interior as well and junk and trash piled in each room. The entire property was so overgrown with weeds and vines that it was difficult to move around the exterior of the property. The detached building was unsafe to enter, however looking in through the partly open front doors it appeared to be full of junk and trash. A gooseneck horse trailer was discovered in front of the detached building completely covered in vines and overgrown brush as to make it unable to be seen.

April 4, 2025, a Notice of Violation letter was sent certified letter mail to the owner of the property. The Notice of Violation was also posted on the structure along with the substandard checklist.

April 7, 2025, Wallace Tinnin II had contact with this office and stated that he was aware that the structures needed to be demolished. He was sent a list of registered contractors. There has been no other contact with the owners of the property.

On May 5, 2025, the property was posted, and a certified letter was sent informing the owners of the public hearing.

SEE ATTACHED SUPPORTING DOCUMENTS

Account Management - (View)

File Edit Options Functions Consoles Help Chat



Account Number **HA-0400-01** New Occupant
 Zone **01** ** Notes **

Address **822 N GAGON ST**
 Name **TINNIN, WALLACE W**

General Metered Non-Metered Financial Information Comments History Consumption History Service Orders Devices Notifications

Mailing Address

Attention
 Address **822 N GAGON ST
 ROCKPORT, TX
 78382-4220, C007**

Profile

Statement Bill ☐
 Statement Group
 Class **ICL** **INSIDE CITY LIMITS**
 E-Mail
 Exceptions **No Donation**

CONTACT # **0**
 DL **12032878**
 BROCHURE

Account Details

Status **Finished on 11/27/23**
 Start Date **1/04/1995**
 Bill Thru Date **11/27/2023**
 Last Bill Date **12/15/2023**
 Balance **397.05**
 Pending Activity **0.00**
 Credit History **Bill: 24 Cut: 0 Pen: 2**
 Deposits **75.00**
 Cutoff **N/A**
 Contracts **0.00**
 Draft **N/A**

☐ Edit This Record

Clear

View rp.jemerson

From: Judy Emerson <jemerson@cityofrockport.com>
Sent: Tuesday, March 11, 2025 11:36 AM
To: Permit-Faxes <permit-faxes@aep.com>
Cc: Carey Dietrich <Communityplanner@cityofrockport.com>; Roberto Ramos <raramos@cityofrockport.com>; Larry Sinclair <lsinclair@rockporttx.gov>
Subject: [EXTERNAL] Information

Hello,

We are beginning our next round of sub-standard structures and need to know if the following addresses have electrical service and if they do not, please add date when service was discontinued. These are all within the city limits of Rockport, TX. These also may be listed without the directional street address.

1. 822 N Gagon***meter is still there, we disconnected on 11/07/23
2. 513 N Ann**meter is currently connected
3. 618 N Moline**meter is currently connected
4. 803 N Moline**meter is currently connected
5. 801 N Moline**address did not pull up in system.
6. 734 S Young**address did not pull up in system
7. 1104 Plover**meter is there, we disconnected on 03/27/23
8. 111 Lazy Rd**meter is still there, we disconnected on 11/01/24
9. 111 Timber Lane Loop**meter is currently connected-**The City had this meter pulled for Life & safety reasons**

Please let me know if you have any questions.

Thank you,

Judy Emerson

City of Rockport

Senior Code Enforcement Officer-TDLR #7296

2751 SH 35 Bypass

Rockport, TX 78382

361-556-5272-Office

361-790-1125 ext 255

361-542-6192-Cell

www.rockporttx.gov

Aransas CAD Property Search

Property ID: 32700 For Year 2025

Property Details

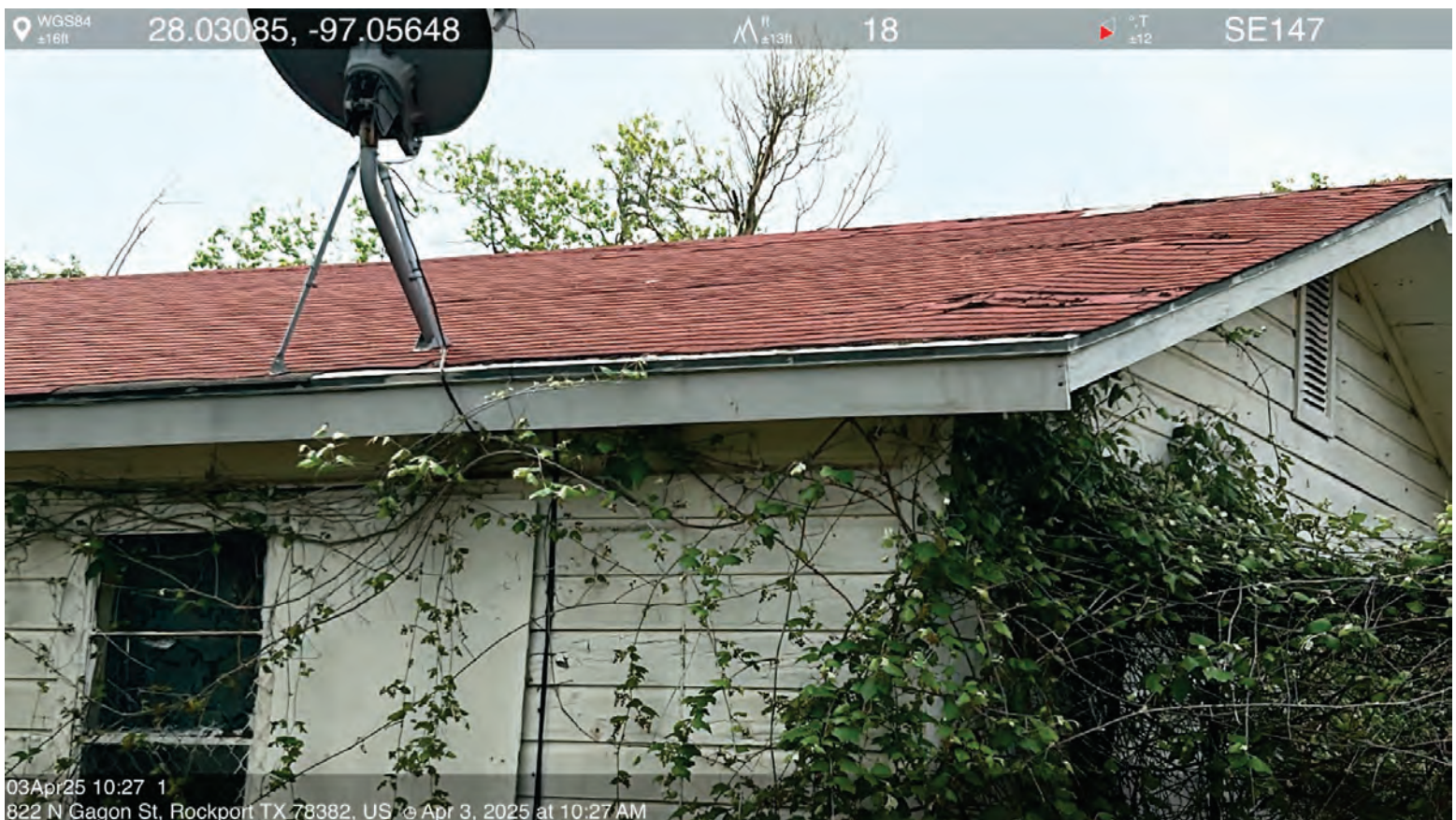
Account		
Property ID:	32700	Geographic ID: 5550-056-009-000
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	822 GAGON ST ROCKPORT, TX 78382	
Map ID:	A-3	Mapsco:
Legal Description:	SMITH AND WOOD, BLOCK 56, LOT 9 & 10	
Abstract/Subdivision:	S5550	
Neighborhood:	(SAB-CENT) SABINAL CENTRAL	
Owner		
Owner ID:	121735	
Name:	TINNIN WALLACE W II & ERICA K	
Agent:		
Mailing Address:	205 S VERNE ST ROCKPORT, TX 78382-4941	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$61,390 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$45,060 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$106,450 (=)

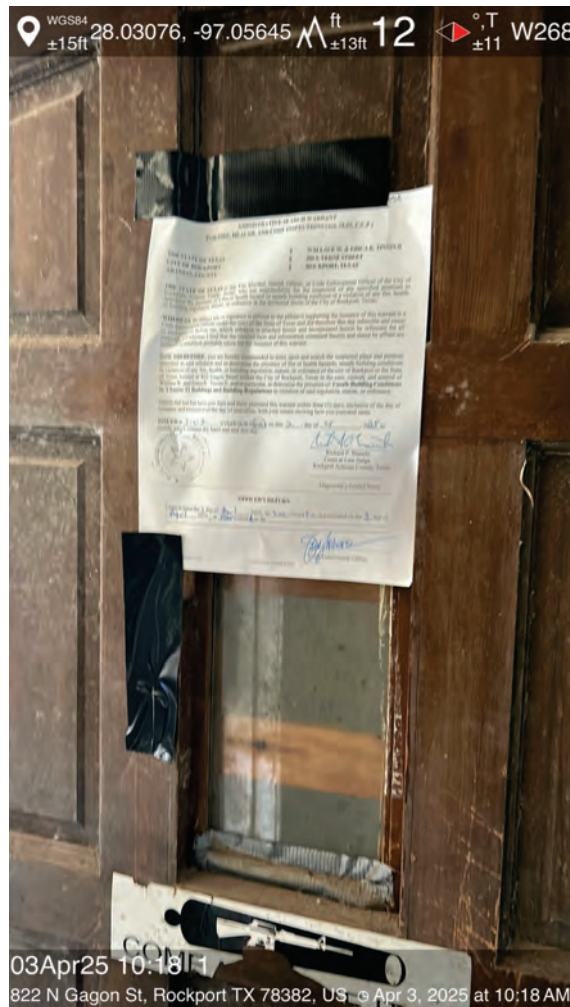
Attachment A



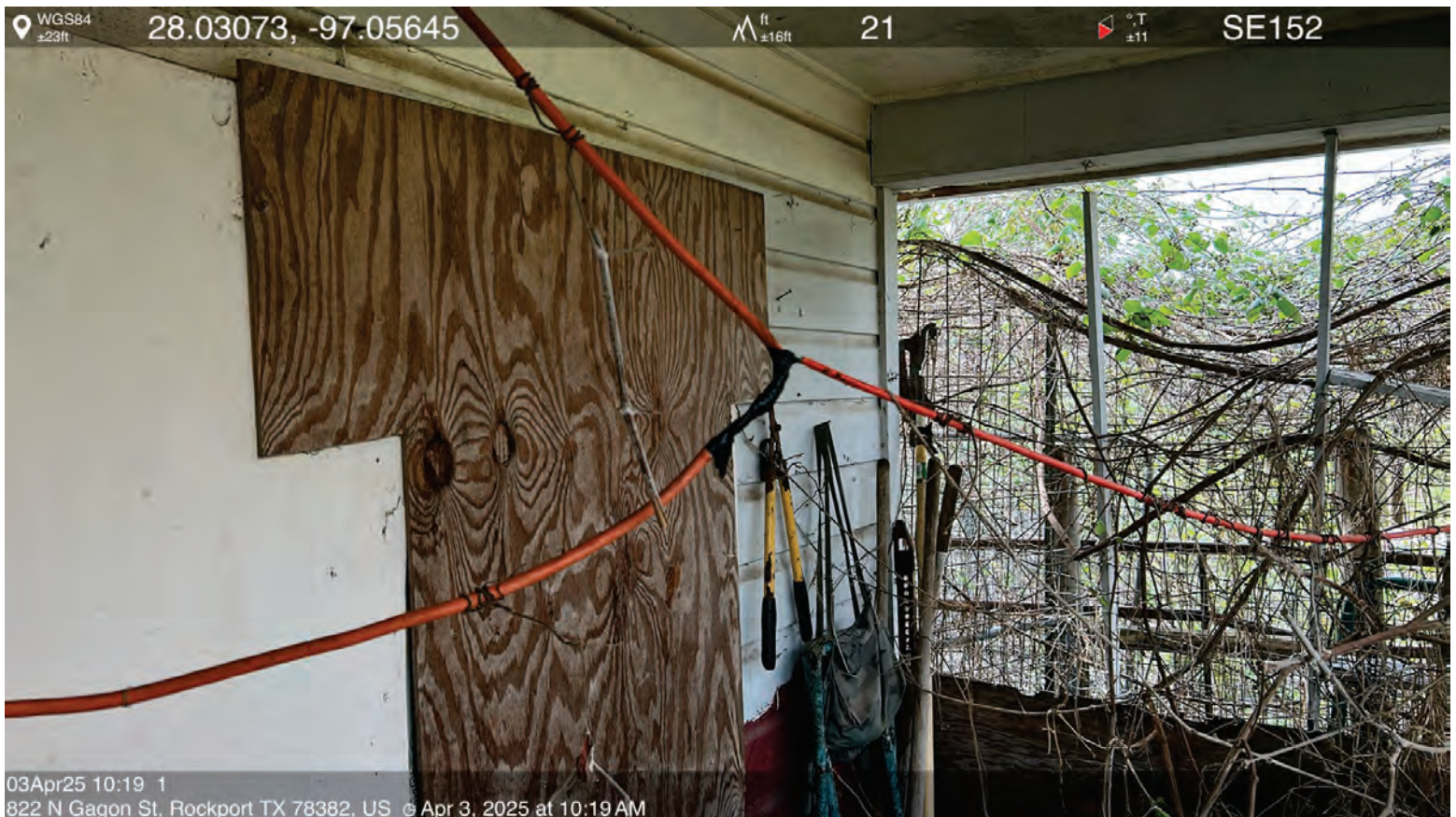
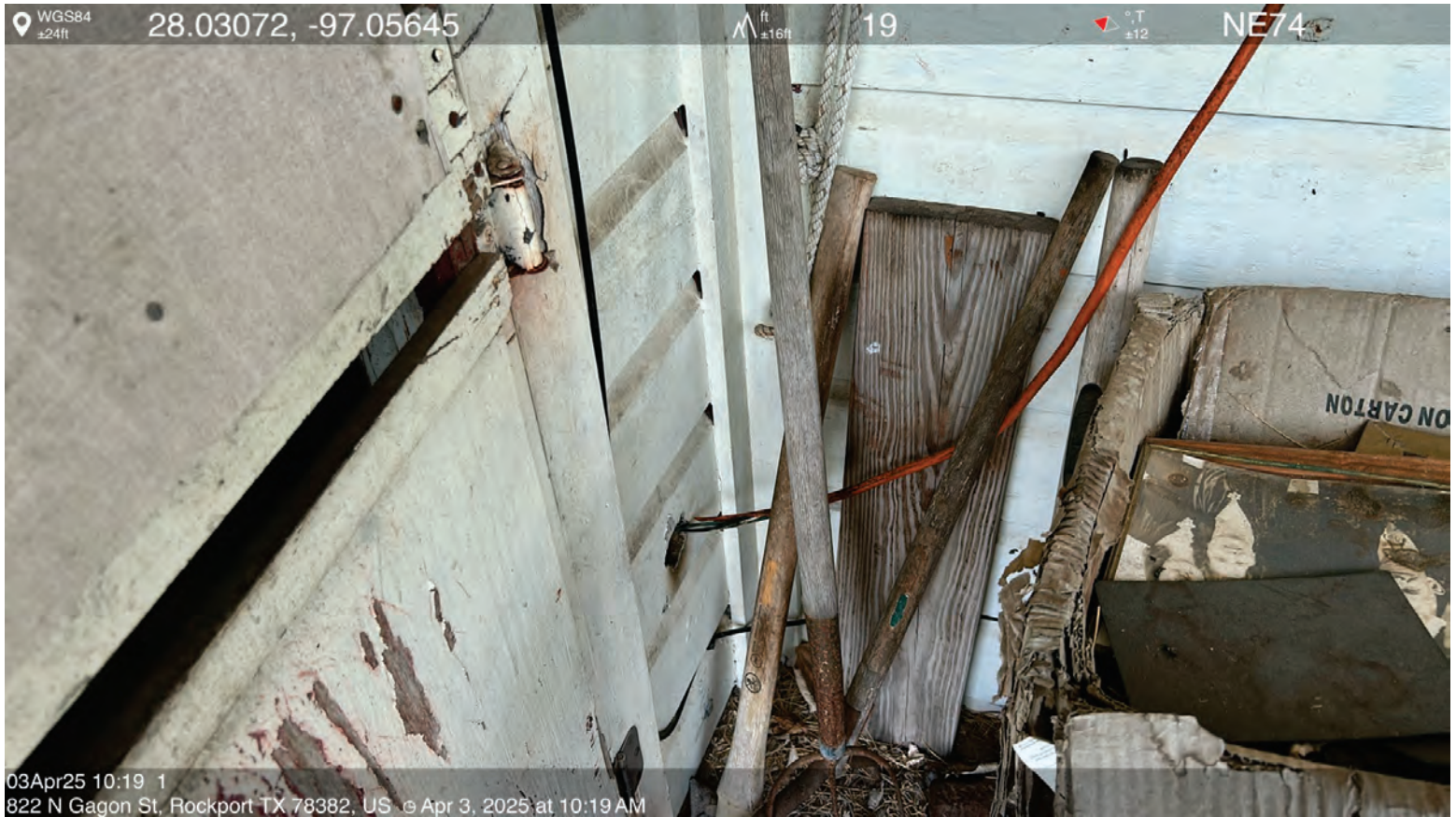


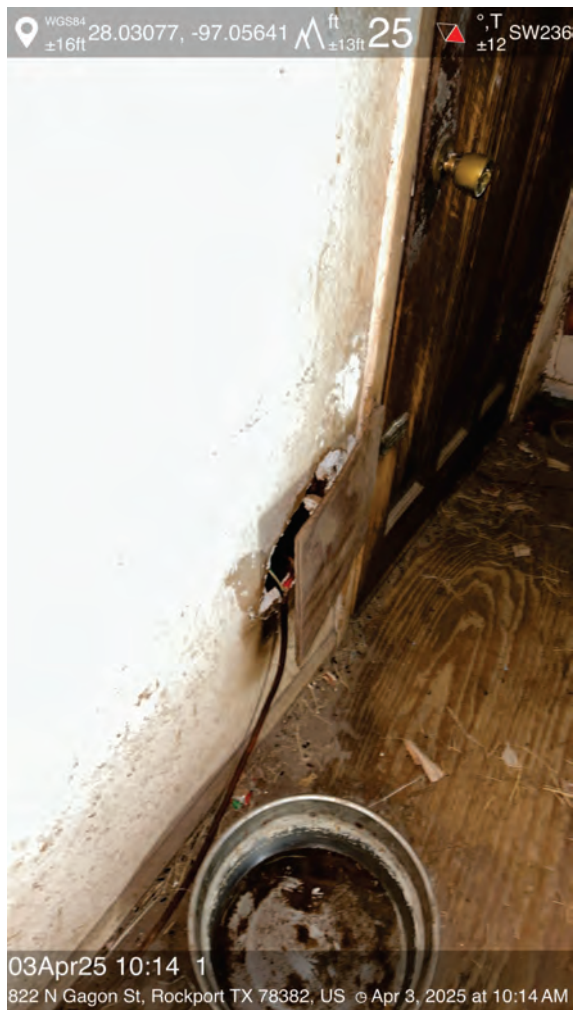






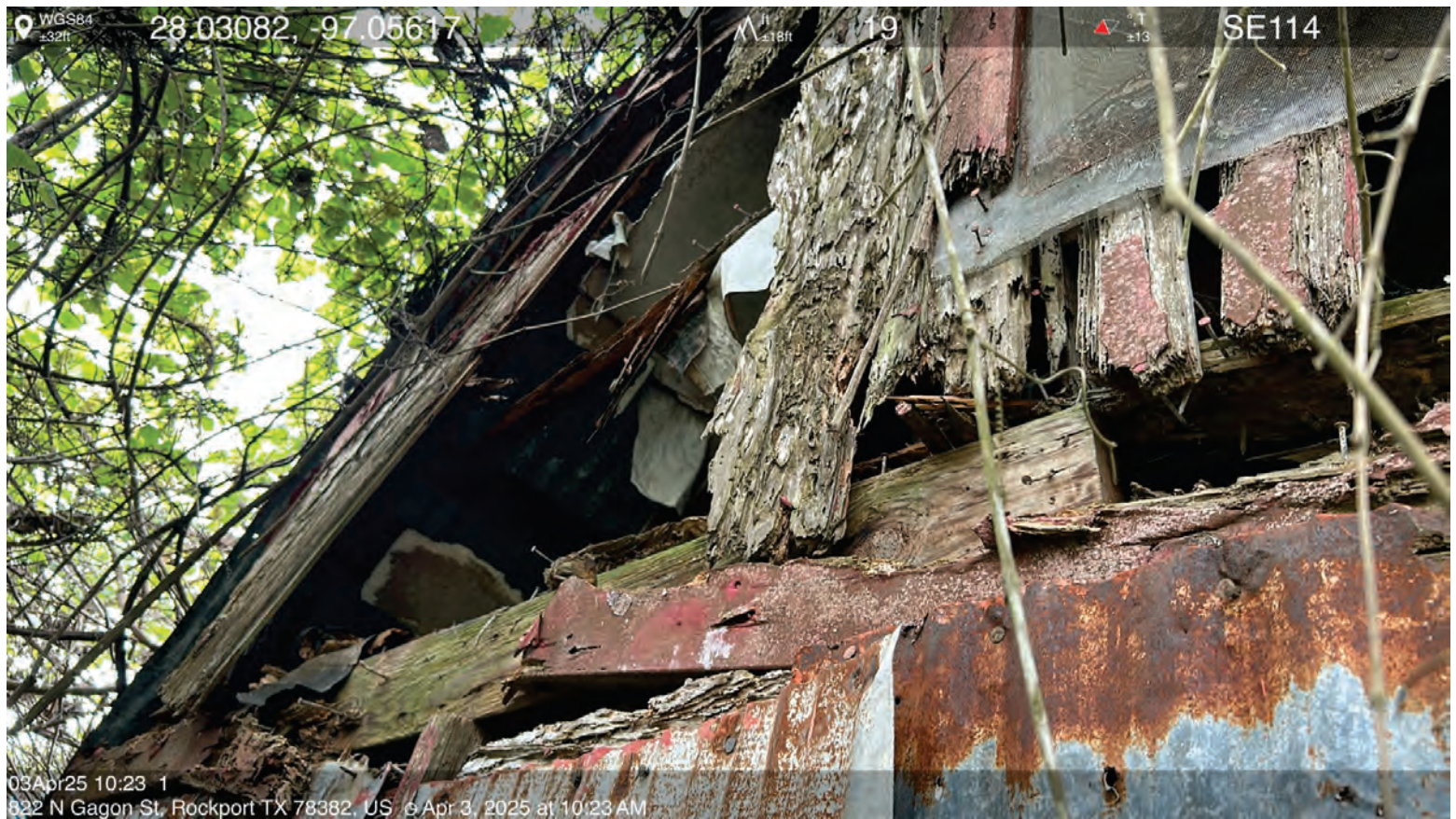














NOTICE OF VIOLATION

Wallace W li & Erica K Tinnin
205 S Verne St
Rockport, Tx 78382

Case No. 25-000103
Issued: April 04, 2025
Certified Mail #: 70221670000176184475

VIOLATION LOCATION

822 GAGON ST,
Rockport, TX 78382

LEGAL DESCRIPTION

Smith And Wood, Block 56, Lot 9 & 10

Dear Wallace W li & Erica K Tinnin,

It has come to our attention that the following violation(s) as described in *Chapter 22, Article X, Section 22-344, 22-347, 22-348, 22-352 (c.1.C)* of the City's Code of Ordinances as Unsafe Building Abatement - Substandard Structure are present at the above referenced location.

Violation Description:

22-344-"All substandard and dangerous buildings as defined herein are hereby declared to be public nuisances, and shall be repaired, vacated or demolished pursuant to the guidelines herein." 22-347-"In addition to the requirement that buildings comply with the standards adopted in this Code, a substandard or dangerous building or structure is defined as any building or structure: (1) Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement; (2) Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering; (3) Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city; (4) Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment; (5) Which has parts thereof which are so attached that they may fall and injure members of the public or property; (6) Which, because of its condition,



is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or (7) Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, Violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety or property damage." 22-348-"The following guide shall be followed by the code official in determining whether to repair, vacate or demolish any substandard and dangerous buildings: (1) Repair. If the code official determines that a building can reasonably be repaired so that it will no longer exist in violation of the terms of this article, the code official shall order it repaired within a reasonable time frame. A reasonable time frame as defined in this article. If the owner or occupant fails to make such repairs within the time frame allowed, the code official shall recommend that the building and standards commission order repairs, impose fines, order the demolition of the building, or take other appropriate action to implement this subsection. (2) Vacation. If the code official determines that a building is in such condition as to make it a danger to the health, safety or general welfare of its occupants or the citizens of the city or if deemed necessary for the abatement of the nuisance, the code official shall order it vacated. If the owner or occupant fails to vacate a building after proper notice, the code official shall recommend that the building and standards commission order the vacation of the building, impose a fine, or take other appropriate action to implement this subsection. (3) Demolition. The code official shall recommend that the building and standards commission order a building demolished, if: (A) It is at least 50 percent or more damaged or deteriorated, on either a structural or current market value; (B) Is in immediate danger to life or safety of any person and is not immediately corrected to eliminate the danger and therefore made "not an immediate danger"; (C) Is in need of repair and is not repaired within the reasonable time; (D) Is in such condition to make it a nuisance to the health, safety, or general welfare of the occupants or the public, has been ordered vacated by the code official, and has not been cured of the defects within the reasonable time as set forth in this article; or (E) Is in need of repair and has water, sewer, gas, or electricity utilities disconnected or physically severed and has been vacant and uninhabited in excess of six months." 22-352 (c.1.C)-"At the hearing any owner, or mortgagee, or lienholder who objects to the demolition or removal of the building will be required to submit proof of the scope of any work including but not limited to plans for repair, estimated date of completion, and proof of financial ability to complete such repairs; or, provide factual evidence demonstrating why repairs are not necessary, and why the orders, request and directives made by the code official should be determined to be in error; and, request the Building and Standards Commission order the building not be demolished and removed from the premises, and the premises cleaned."

According to the real property records of Aransas County, you own the real property described in this



notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office not later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not

Please Correct:

PLEASE READ ALL OF THIS NOTICE IMMEDIATELY VACATE & SECURE ALL OPENINGS ON THE STRUCTURE(S). THEN REPAIR, REMOVE OR DEMOLISH THE STRUCTURE(S) ON THE PROPERTY. SEE THE ATTACHED SUBSTANDARD BUILDING INSPECTION REPORT FOR THE STRUCTURE(S) IMPROVEMENTS OR CONDITION(S) DEEMING THE STRUCTURE(S) SUBSTANDARD. THE TAN WHITE PAINTED 1292 SQFT HOUSE AND THE 572 SQFT DETACHED GARAGE. CODE STAFF WILL RECOMMEND DEMOLITION OF THE STRUCTURE(S) AT OUR NEXT BUILDING & STANDARDS COMMISSION MEETING, WITH THE DATE TO BE DETERMINED, WHICH YOU WILL BE NOTIFIED OF. PLEASE CONTACT US WITHIN 30 DAYS FROM THE DATE OF THIS NOTICE TO DISCUSS THIS MATTER. .

Compliance:

Immediately Vacate & Secure, Then Repair or Demolish

It shall be the duty of any person owning, leasing, claiming, occupying, or having supervision or control of any real property, occupied or unoccupied, improved or unimproved, developed or undeveloped, within the corporate limits of the city to board up all openings on structure(s) to secure from disease carrying pests and vagrants, then contact Building and Development Department with plans to repair or demolish structure(s) on property. Make the necessary corrections within thirty (30) days of the date of this notice to avoid any further legal action by the City. Failure to comply with this request may result in case being presented before Building & Standards Commission.

We appreciate your cooperation and prompt attention to correct the above mentioned issues in a timely manner. If you have any questions or would like to discuss possible issues on your property, please feel free to contact us @ (361) 556-5273.


Larry Sinclair

April 04, 2025

Date



NOTICE

This building has been found to be a SUBSTANDARD OR DANGEROUS STRUCTURE by the Code Official of the City of Rockport, Texas. This building is to be vacated and all openings secured immediately. This placard is to remain on the structure until it is repaired, moved or demolished in accordance with the notice dated April 04, 2025 which has been mailed to all known persons having an interest in this building or property as shown by Aransas County Appraiser. It is a violation of the Substandard Building Abatement ordinance punishable by a fine up to \$4,000.00, for anyone to remove this placard until such notice has been complied with.


Larry Sinclair

April 04, 2025
Date

Certified Mail #: 70221670000176184475



SUBSTANDARD BUILDING INSPECTION REPORT

DATE: April 3, 2025 INSPECTOR(S): Judy Emerson, Robert Decker, Robert Ramos, Larry Sinclair
STREET ADDRESS: 822 Gagon St. CASE NO: 25-000103
LEGAL DESCRIPTION: Smith and Wood, Bloc 56, Lot 9 & 10
GENERAL DESCRIPTION: White Structure 1352 sqft including porch; accessory use structure 572 sqft
OWNER(S): Wallace W II & Erica K Tinnin

OCCUPANCY CLASSIFICATION:

- ☐ ACCESSORY USE
- ☐ COMMERICAL
- ☒ RESIDENTAL
- ☐ OCCUPIED
- ☒ UNOCCUPIED

FOUNDATION:

- ☐ SOUND CONDITION
- ☒ LISTING
- ☐ DETERIORATION
- ☒ DAMAGED FLOOR JOIST
- ☒ CRACKS
- ☐ FIRE DAMAGE
- ☒ NEEDS LEVELING
- ☒ NEEDS EXTENSIVE REPAIRS
- ☐ DETERIORATED SILLS
- ☐ OTHER Termite damage

EXTERIOR WALLS:

- ☐ SOUND CONDITION
- ☒ IN NEED OF PAINT
- ☒ LISTING
- ☐ CRACKS
- ☐ FIRE DAMAGE
- ☒ LOOSE MEMBERS
- ☒ NEEDS EXTENSIVE REPAIRS
- ☒ DETERIORATED WOOD MEMBERS
- ☒ HOLES IN WALL
- ☐ ASBESTOS SIDING
- ☒ OTHER Fully covered in vines

ROOF:

- ☐ SOUND CONDITION
- ☐ FIRE DAMAGE
- ☐ COLLAPSED
- ☐ DETERIORATED RAFTERS
- ☐ DETERIORATED CEILING JOIST
- ☐ OVERHANG DETERIORATED
- ☐ NEEDS COMPLETE RECONSTRUCTION
- ☐ HOLES IN THE ROOF
- ☒ SAGGING
- ☒ ROOF COVERING DETERIORATED
- ☐ OTHER _____

INTERIOR WALLS:

- ☐ UNABLE TO ENTER
- ☐ STRUCTURE IS SECURED
- ☐ SOUND CONDITION
- ☒ LEANING STUDS
- ☐ DETERIORATED STUDS
- ☐ FIRE DAMAGE
- ☒ BROKEN SHEETROCK
- ☒ WATER DAMAGE
- ☒ HOLES IN THE WALLS
- ☐ OTHER _____

FLOORS:

- ☐ UNABLE TO ENTER
- ☐ STRUCTURE IS SECURED
- ☐ SOUND CONDITION
- ☒ DETERIORATED WOOD MEMBERS
- ☒ FLOOR COVERING DAMAGED
- ☐ FIRE DAMAGE
- ☒ HOLES IN THE FLOOR
- ☐ WATER DAMAGE
- ☒ OTHER Numerous Soft-spots throughout structure

Sec. 22-347. Conditions constituting a substandard or dangerous building.

In addition to the requirement that buildings comply with the standards adopted in this code, a substandard or dangerous building or structure is defined as any building or structure:

- ☐ Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement;
- ☒ Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering;
- ☒ Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city;
- ☒ Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment;
- ☒ Which has parts thereof which are so attached that they may fall and injure members of the public or property.
- ☒ Which, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or
- ☒ Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code, or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety, or property damage.

COURSE OF ACTION WITHIN 30 DAYS:

☐ **VACATE THEN SECURE THE BUILDING FROM UNAUTHORIZED ENTRY**

☒ **UNSAFE: BUILDING NEEDS DEMOLISHED**

Where the above-described building or structure is fifty percent (50%) or more damaged, decayed, or deteriorated from its current market value or the structure shall be demolished and, in all cases, where a building or structure cannot be repaired or is unsafe, unsanitary, or not provided with adequate egress, or constitutes a fire hazard, or is otherwise dangerous to human life or in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance. dilapidation. obsolescence or abandonment.

☐ **SUBSTANDARD: BUILDING NEEDS REPAIRS**

The above-described building/structure is in need of repair and correction, as follows generally. The items checked below must be corrected to make the building conform to the requirements of the minimum standards set forth in the International Building codes adopted by the City of Rockport.

- | | |
|--|---|
| ☐ MEANS OF EGRESS | ☐ ROOFING MATERIAL |
| ☐ DOORS, EXTERIOR & INTERIOR | ☐ CEILING JOIST |
| ☐ FREE OF INFESTATION | ☐ CARE OF PREMISES |
| ☐ GARBAGE AND RUBBISH STORAGE | ☐ INTERIOR WALLS AND CEILINGS |
| ☐ HARDWARE | ☐ ELECTRIC LIGHTS AND SWITCHES |
| ☐ WINDOW SASH AND SCREENS | ☐ ELECTRIC CONVENIENCE OUTLETS |
| ☐ WINDOW FRAMES | ☐ ELECTRIC PANEL |
| ☐ FOUNDATION WALLS AND PIERS | ☐ ELECTRICAL METER BOX |
| ☐ FLOOR FRAMING AND FLOORING | ☐ PLUMBING FIXTURES |
| ☐ EXTERIOR WALLS AND COLUMNS | ☐ PLUMBING DRAINAGE SYSTEM |
| ☐ EXTERIOR STEPS AND STAIRS | ☐ OTHER _____ |



SIGNATURE

April 3, 2025

DATE

**ADMINISTRATIVE SEARCH WARRANT
FOR FIRE, HEALTH, AND CODE INSPECTIONS (Art. 18.05, C.C.P.)**

**THE STATE OF TEXAS
CITY OF ROCKPORT
ARANSAS, COUNTY**

§ **WALLACE W. & ERICA K. TINNIN II**
§ **205 S. VERNE STREET**
§ **ROCKPORT, TEXAS**

THE STATE OF TEXAS to any Fire Marshal, Health Officer, or Code Enforcement Officer of the City of Rockport, Aransas County, Texas, who has responsibility for the inspection of any specified premises to determine the presence of a fire or health hazard or unsafe building condition or a violation of any fire, health, or building regulation, statute, or ordinance in the territorial limits of the City of Rockport, Texas:

WHEREAS, the affiant whose signature is affixed to the affidavit supporting the issuance of this warrant is a Code Enforcement Officer under the laws of the State of Texas and did therefore this day subscribe and swear to said affidavit before me, which affidavit is attached hereto and incorporated herein by reference for all purposes, and whereas I find that the verified facts and information contained therein and stated by affiant are sufficient to establish probable cause for the issuance of this warrant.

NOW THEREFORE, you are hereby commanded to enter upon and search the suspected place and premise described in said affidavit and to determine the presence of fire or health hazards, unsafe building conditions or violations of any fire, health, or building regulation, statute, or ordinance of the city of Rockport or the State of Texas, located at 822 Gagon Street within the City of Rockport, Texas in the care, custody and control of Wallace W. and Erica K. Tinnin II, and in particular, to determine the presence of; **Unsafe Building Conditions in Chapter 22 Buildings and Building Regulations** in violation of said regulation, statute, or ordinance.

Herein fail not but have you then and there executed this warrant within three (3) days, exclusive of the day of issuance and exclusive of the day of execution, with your return showing how you executed same.

ISSUED at 3:02 o'clock (a.m.) (p.m.) on this 2 day of 4, 2025 to
certify which witness my hand and seal this day.



Richard P. Bianchi
Court at Law Judge
Rockport Aransas County, Texas

Magistrate's Printed Name

OFFICER'S RETURN

Came to hand the 2 day of April, 2025, at 3:02 o'clock P.m. and executed on the 3 day of April, 2025, at 10:00 o'clock A.m. by Inspecting the property & taking photographs

Code Enforcement Officer

7022 1670 0001 7618 4475

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Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----|--|
| ☐ Return Receipt (hardcopy) | \$ | |
| ☐ Return Receipt (electronic) | \$ | |
| ☐ Certified Mail Restricted Delivery | \$ | |
| ☐ Adult Signature Required | \$ | |
| ☐ Adult Signature Restricted Delivery | \$ | |

Postage

\$

25 000103

Total Postage and Fees

\$

Sent To

Wallace W and Erica Tinnin

Street and Apt. No., or PO Box No.

205 S. Verne St

City, State, ZIP+4®

Rockport TX 78382

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

Postmark
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\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

\$

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage

\$

25.000 103 PH

Total Postage and Fees

\$

Sent To

Wallace W and Erica Trimmis

205 S. Verne

Rockport, TX, 78382

Postmark
Here

MAY 05 2025
7:34A

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Wallace K & Erica
Tinnin
205 S. Urvie
Rockport, TX 78382



9590 9402 9395 5002 0831 56

2. Article Number (Transfer from service label)

7022 1670 0001 7618 1962

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

5-7-25

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

25000103 PH

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☐ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Deliveryiii
Restricted Delivery

(over \$500)

STAFF REPORT

Code Enforcement Department-Code Enforcement Officer in Training-Robert Ramos
2751 SH 35 Bypass, Rockport, TX 78382
Phone: (361) 556-5274 | Email: raramos@cityofrockport.com



PROPERTY ADDRESS/LOCATION
513 N Ann St.

APPLICANT/PROPERTY OWNER
Edward B. Arroyos

LEGAL DESCRIPTION
Smith & Wood, Block 35, Lot 6 & 7

PUBLIC HEARING/HEARING DATE(S)
Wednesday, May 21, 2025

BRIEF SUMMARY OF REQUEST

Code Enforcement Officer in Training Robert Ramos is requesting that the structure be demolished and all debris, junk and trash be removed and disposed of and the property be returned to its natural state.



MAP SOURCE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IM1,277PROVEMENTS	SIZE OF PROPERTY
B-1	Residential	B-1 Residential	1456sqft Single family dwelling with a 128sqft detached structure	64' X 128' 8,192sqft

STAFF RECOMMENDATION**REPAIR****REPAIR WITH CONDITIONS****DEMOLISH****PROPERTY HISTORY**

April 2, 2025, a search warrant was issued by Judge Bianchi and executed on April 3, 2025. As a result, the following deficiencies were found at the premises; After Hurricane Harvey a large tarp had been put on the roof, which has blown off. There is extensive water damage throughout the structure. Several support joists have been destroyed by water damage. There are severe areas of wood rot/insect damage to the structure. Most of the sheetrock has been affected by the water damage. The columns on the front porch are not secured to anything and some have shims under them, there are sections of this porch which are rotten. Broken & open windows, some which have been covered with wood, exposed wires, the foundation of the structure has several soft spots in various spots. There is a lot of mold in this structure. Officer Emerson researched the property and found that the city utilities were disconnected June 15, 2023. The electrical service is still connected

April 4, 2025, OIT Ramos received a call from Juliana Hernandez who had observed the posting of the search warrant on the structure, saying that she was buying the property from the listed owner of the property who was her brother, but that the owners daughter of the listed property owner, Mary Hernandez, had not signed over the deed.

April 5, 2025, a Notice of Violation letter was sent certified letter mail to the owner, who passed July 18, 2023. The Notice of Violation was also posted on the structure along with the substandard checklist.

April 7, 2025-OIT Ramos received a call from Marh Hernandez she stated she has the will and has been trying to put the property in her name, so she can sign it over to her sister-in-law. OIT Ramos told her that he is not aware of the process to transfer deeds and that she needs to call the County Clerks office. OPIT Ramos also explained that the Notice of Violation declaring the structure as substandard had been mailed out.

May 5, 2025, the property was posted, and a certified notice was sent informing the owner of the public hearing.

SEE ATTACHED SUPPORTING DOCUMENTS



Account Number HA-1650-03 New Occupant
Zone 01 ** Notes **

Address 513 N ANN ST
Name HOLLAND, JAMES

General Metered Non-Metered Financial Information Comments History Consumption History Service Orders Devices Notifications

Mailing Address

Attention

Address PO BOX 31
ROCKPORT, TX
78381-0031, B001

Profile

Statement Bill ☐

Statement Group

Class ICL INSIDE CITY LIMITS

E-Mail

Exceptions Confidential

CONTACT # 19370

DL 02794021 TX

BROCHURE 10/30/2013

Account Details

Status Inactive 7/17/23 -trf-MU-0550-26

Start Date 4/28/2014

Bill Thru Date 7/17/2023

Last Bill Date 7/15/2023

Balance 0.00

Pending Activity 0.00

Credit History Bill: 24 Cut: 0 Pen: 0

Deposits 0.00

Cutoff N/A

Contracts 0.00

Draft N/A

☐ Edit This Record

Clear

View

rp.jemerson

From: Judy Emerson <jemerson@cityofrockport.com>
Sent: Tuesday, March 11, 2025 11:36 AM
To: Permit-Faxes <permit-faxes@aep.com>
Cc: Carey Dietrich <Communityplanner@cityofrockport.com>; Roberto Ramos <raramos@cityofrockport.com>; Larry Sinclair <lsinclair@rockporttx.gov>
Subject: [EXTERNAL] Information

Hello,

We are beginning our next round of sub-standard structures and need to know if the following addresses have electrical service and if they do not, please add date when service was discontinued. These are all within the city limits of Rockport, TX. These also may be listed without the directional street address.

1. 822 N Gagon***meter is still there, we disconnected on 11/07/23
2. 513 N Ann**meter is currently connected
3. 618 N Moline**meter is currently connected
4. 803 N Moline**meter is currently connected
5. 801 N Moline**address did not pull up in system.
6. 734 S Young**address did not pull up in system
7. 1104 Plover**meter is there, we disconnected on 03/27/23
8. 111 Lazy Rd**meter is still there, we disconnected on 11/01/24
9. 111 Timber Lane Loop**meter is currently connected-**The City had this meter pulled for Life & safety reasons**

Please let me know if you have any questions.

Thank you,

Judy Emerson

City of Rockport

Senior Code Enforcement Officer-TDLR #7296

2751 SH 35 Bypass

Rockport, TX 78382

361-556-5272-Office

361-790-1125 ext 255

361-542-6192-Cell

www.rockporttx.gov

Aransas CAD Property Search

Property ID: 32590 For Year 2025

 Property Details

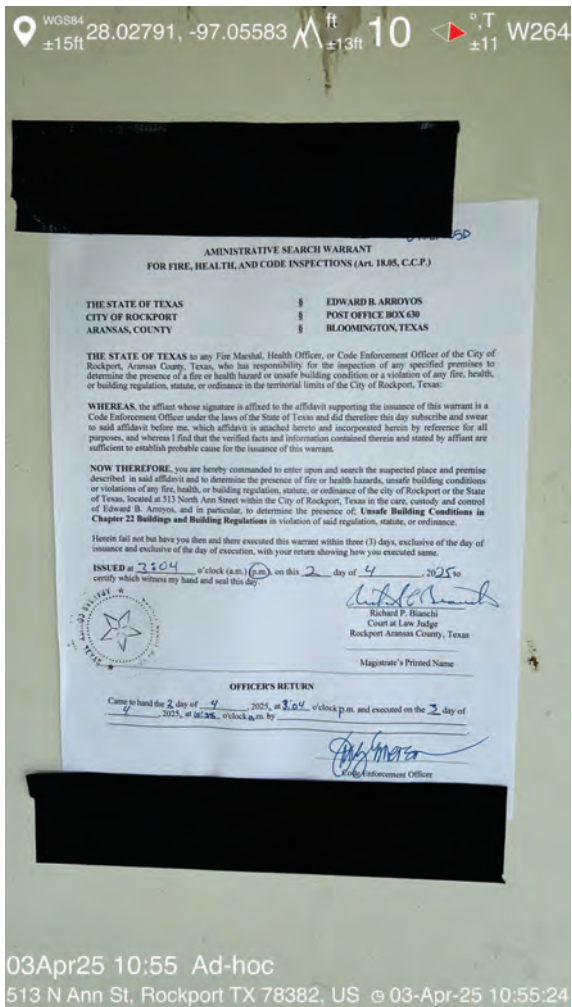
Account		
Property ID:	32590	Geographic ID: 5550-035-006-000
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	513 N ANN ST ROCKPORT, TX 78382	
Map ID:	A-3	Mapsco:
Legal Description:	SMITH AND WOOD, BLOCK 35, LOT 6 & 7	
Abstract/Subdivision:	S5550	
Neighborhood:	(SMWO-CENT) SMITH AND WOOD CENTRAL WES OF PEARL	
Owner		
Owner ID:	24877	
Name:	ARROYOS EDWARD B	
Agent:		
Mailing Address:	PO BOX 630 BLOOMINGTON, TX 77951-0630	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

 Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$65,010 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$64,310 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$129,320 (=)























NOTICE OF VIOLATION

Edward B Arroyos
Po Box 630
Bloomington, Tx 77951

Case No. 25-000102
Issued: April 04, 2025
Certified Mail #: 9589071052702171413761

VIOLATION LOCATION

513 N ANN ST,
Rockport, TX 78382

LEGAL DESCRIPTION

Smith And Wood, Block 35, Lot 6 & 7

Dear Edward B Arroyos,

It has come to our attention that the following violation(s) as described in *Chapter 22, Article X, Section 22-344, 22-347, 22-348, 22-352 (c.1.C)* of the City's Code of Ordinances as Unsafe Building Abatement - Substandard Structure are present at the above referenced location.

Violation Description:

22-344-"All substandard and dangerous buildings as defined herein are hereby declared to be public nuisances, and shall be repaired, vacated or demolished pursuant to the guidelines herein." 22-347-"In addition to the requirement that buildings comply with the standards adopted in this Code, a substandard or dangerous building or structure is defined as any building or structure: (1) Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement; (2) Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering; (3) Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city; (4) Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment; (5) Which has parts thereof which are so attached that they may fall and injure members of the public or property; (6) Which, because of its condition,



is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or (7) Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, Violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety or property damage." 22-348-"The following guide shall be followed by the code official in determining whether to repair, vacate or demolish any substandard and dangerous buildings: (1) Repair. If the code official determines that a building can reasonably be repaired so that it will no longer exist in violation of the terms of this article, the code official shall order it repaired within a reasonable time frame. A reasonable time frame as defined in this article. If the owner or occupant fails to make such repairs within the time frame allowed, the code official shall recommend that the building and standards commission order repairs, impose fines, order the demolition of the building, or take other appropriate action to implement this subsection. (2) Vacation. If the code official determines that a building is in such condition as to make it a danger to the health, safety or general welfare of its occupants or the citizens of the city or if deemed necessary for the abatement of the nuisance, the code official shall order it vacated. If the owner or occupant fails to vacate a building after proper notice, the code official shall recommend that the building and standards commission order the vacation of the building, impose a fine, or take other appropriate action to implement this subsection. (3) Demolition. The code official shall recommend that the building and standards commission order a building demolished, if: (A) It is at least 50 percent or more damaged or deteriorated, on either a structural or current market value; (B) Is in immediate danger to life or safety of any person and is not immediately corrected to eliminate the danger and therefore made "not an immediate danger"; (C) Is in need of repair and is not repaired within the reasonable time; (D) Is in such condition to make it a nuisance to the health, safety, or general welfare of the occupants or the public, has been ordered vacated by the code official, and has not been cured of the defects within the reasonable time as set forth in this article; or (E) Is in need of repair and has water, sewer, gas, or electricity utilities disconnected or physically severed and has been vacant and uninhabited in excess of six months." 22-352 (c.1.C)-"At the hearing any owner, or mortgagee, or lienholder who objects to the demolition or removal of the building will be required to submit proof of the scope of any work including but not limited to plans for repair, estimated date of completion, and proof of financial ability to complete such repairs; or, provide factual evidence demonstrating why repairs are not necessary, and why the orders, request and directives made by the code official should be determined to be in error; and, request the Building and Standards Commission order the building not be demolished and removed from the premises, and the premises cleaned."

According to the real property records of Aransas County, you own the real property described in this



notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office not later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not

Please Correct:

PLEASE READ ALL OF THIS NOTICE IMMEDIATELY VACATE & SECURE ALL OPENINGS ON THE STRUCTURE(S). THEN REPAIR, REMOVE OR DEMOLISH THE STRUCTURE(S) ON THE PROPERTY. SEE THE ATTACHED SUBSTANDARD BUILDING INSPECTION REPORT FOR THE STRUCTURE(S) IMPROVEMENTS OR CONDITION(S) DEEMING THE STRUCTURE(S) SUBSTANDARD. THE GENERAL DESCRIPTION OF THE STRUCTURE(S) IS DESCRIBED AS A WHITE STRUCTURE(S) WITH 1584 TOTAL SQUARE FEET INCLUDING THE TWO COVERED PORCHES. CODE STAFF WILL RECOMMEND DEMOLITION OF THE STRUCTURE(S) AT OUR NEXT BUILDING & STANDARDS COMMISSION MEETING, WITH THE DATE TO BE DETERMINED, WHICH YOU WILL BE NOTIFIED OF. PLEASE CONTACT US WITHIN 30 DAYS FROM THE DATE OF THIS NOTICE TO DISCUSS THIS MATTER

Compliance:

Immediately Vacate & Secure, Then Repair or Demolish

It shall be the duty of any person owning, leasing, claiming, occupying, or having supervision or control of any real property, occupied or unoccupied, improved or unimproved, developed or undeveloped, within the corporate limits of the city to board up all openings on structure(s) to secure from disease carrying pests and vagrants, then contact Building and Development Department with plans to repair or demolish structure(s) on property. Make the necessary corrections within thirty (30) days of the date of this notice to avoid any further legal action by the City. Failure to comply with this request may result in case being presented before Building & Standards Commission.

We appreciate your cooperation and prompt attention to correct the above mentioned issues in a timely manner. If you have any questions or would like to discuss possible issues on your property, please feel free to contact us @ (361) 556-5274.

A handwritten signature in blue ink, appearing to read "Roberto Ramos", written over a horizontal line.

Roberto Ramos

April 04, 2025

Date



NOTICE

This building has been found to be a SUBSTANDARD OR DANGEROUS STRUCTURE by the Code Official of the City of Rockport, Texas. This building is to be vacated and all openings secured immediately. This placard is to remain on the structure until it is repaired, moved or demolished in accordance with the notice dated April 04, 2025 which has been mailed to all known persons having an interest in this building or property as shown by Aransas County Appraiser. It is a violation of the Substandard Building Abatement ordinance punishable by a fine up to \$4,000.00, for anyone to remove this placard until such notice has been complied with.

A handwritten signature in blue ink, appearing to read 'Roberto Ramos', is written over a horizontal line.

Roberto Ramos

April 04, 2025

Date



SUBSTANDARD BUILDING INSPECTION REPORT

DATE: 04/03/2025 INSPECTOR(S) L. Sinclair, J. Emerson, & R. Ramos
STREET ADDRESS: 513 N. ANN ST CASE NO: 25-000102
LEGAL DESCRIPTION: SMITH AND WOOD, BLOCK 35, LOT 6&7
GENERAL DESCRIPTION: UNOCCUPIED WHITE STUCCO RESIDENTIAL HOME, 1584 SQFT, INCLUDING 2 COVERED PORCHES, DET STORAGE
OWNER(S): EDWARD B ARROYOS

OCCUPANCY CLASSIFICATION:

- ☐ ACCESSORY USE
- ☐ COMMERICAL
- ☒ RESIDENTAL
- ☐ OCCUPIED
- ☒ UNOCCUPIED

FOUNDATION:

- ☐ SOUND CONDITION
- ☒ LISTING
- ☒ DETERIORATION
- ☒ DAMAGED FLOOR JOIST
- ☒ CRACKS
- ☐ FIRE DAMAGE
- ☒ NEEDS LEVELING
- ☒ NEEDS EXTENSIVE REPAIRS
- ☐ DETERIORATED SILLS
- ☐ OTHER _____

EXTERIOR WALLS:

- ☐ SOUND CONDITION
- ☒ IN NEED OF PAINT
- ☐ LISTING
- ☒ CRACKS
- ☐ FIRE DAMAGE
- ☐ LOOSE MEMBERS
- ☐ NEEDS EXTENSIVE REPAIRS
- ☒ DETERIORATED WOOD MEMBERS
- ☐ HOLES IN WALL
- ☐ ASBESTOS SIDING
- ☐ OTHER _____

ROOF:

- ☐ SOUND CONDITION
- ☐ FIRE DAMAGE
- ☐ COLLAPSED
- ☒ DETERIORATED RAFTERS
- ☐ DETERIORATED CEILING JOIST
- ☒ OVERHANG DETERIORATED
- ☒ NEEDS COMPLETE RECONSTRUCTION
- ☒ HOLES IN THE ROOF
- ☒ SAGGING
- ☒ ROOF COVERING DETERIORATED
- ☐ OTHER _____

INTERIOR WALLS:

- ☐ UNABLE TO ENTER
- ☐ STRUCTURE IS SECURED
- ☐ SOUND CONDITION
- ☐ LEANING STUDS
- ☒ DETERIORATED STUDS
- ☐ FIRE DAMAGE
- ☒ BROKEN SHEETROCK
- ☒ WATER DAMAGE
- ☒ HOLES IN THE WALLS
- ☐ OTHER _____

FLOORS:

- ☐ UNABLE TO ENTER
- ☐ STRUCTURE IS SECURED
- ☐ SOUND CONDITION
- ☐ DETERIORATED WOOD MEMBERS
- ☒ FLOOR COVERING DAMAGED
- ☐ FIRE DAMAGE
- ☒ HOLES IN THE FLOOR
- ☒ WATER DAMAGE
- ☐ OTHER _____

Sec. 22-347. Conditions constituting a substandard or dangerous building.

In addition to the requirement that buildings comply with the standards adopted in this code, a substandard or dangerous building or structure is defined as any building or structure:

- ☐ Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement;
- ☐ Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering;
- ☒ Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city;
- ☒ Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment;
- ☒ Which has parts thereof which are so attached that they may fall and injure members of the public or property.
- ☒ Which, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or
- ☐ Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code, or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety, or property damage.

COURSE OF ACTION WITHIN 30 DAYS:

☐ **VACATE THEN SECURE THE BUILDING FROM UNAUTHORIZED ENTRY**

☒ **UNSAFE: BUILDING NEEDS DEMOLISHED**

Where the above-described building or structure is fifty percent (50%) or more damaged, decayed, or deteriorated from its current market value or the structure shall be demolished and, in all cases, where a building or structure cannot be repaired or is unsafe, unsanitary, or not provided with adequate egress, or constitutes a fire hazard, or is otherwise dangerous to human life or in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance. dilapidation. obsolescence or abandonment.

☐ **SUBSTANDARD: BUILDING NEEDS REPAIRS**

The above-described building/structure is in need of repair and correction, as follows generally. The items checked below must be corrected to make the building conform to the requirements of the minimum standards set forth in the International Building codes adopted by the City of Rockport.

- | | |
|--|---|
| ☐ MEANS OF EGRESS | ☐ ROOFING MATERIAL |
| ☐ DOORS, EXTERIOR & INTERIOR | ☐ CEILING JOIST |
| ☐ FREE OF INFESTATION | ☐ CARE OF PREMISES |
| ☐ GARBAGE AND RUBBISH STORAGE | ☐ INTERIOR WALLS AND CEILINGS |
| ☐ HARDWARE | ☐ ELECTRIC LIGHTS AND SWITCHES |
| ☐ WINDOW SASH AND SCREENS | ☐ ELECTRIC CONVENIENCE OUTLETS |
| ☐ WINDOW FRAMES | ☐ ELECTRIC PANEL |
| ☐ FOUNDATION WALLS AND PIERS | ☐ ELECTRICAL METER BOX |
| ☐ FLOOR FRAMING AND FLOORING | ☐ PLUMBING FIXTURES |
| ☐ EXTERIOR WALLS AND COLUMNS | ☐ PLUMBING DRAINAGE SYSTEM |
| ☐ EXTERIOR STEPS AND STAIRS | ☐ OTHER _____ |


SIGNATURE

04/03/2025

DATE

0402025D

ADMINISTRATIVE SEARCH WARRANT
FOR FIRE, HEALTH, AND CODE INSPECTIONS (Art. 18.05, C.C.P.)

THE STATE OF TEXAS
CITY OF ROCKPORT
ARANSAS, COUNTY

§ **EDWARD B. ARROYOS**
 § **POST OFFICE BOX 630**
 § **BLOOMINGTON, TEXAS**

THE STATE OF TEXAS to any Fire Marshal, Health Officer, or Code Enforcement Officer of the City of Rockport, Aransas County, Texas, who has responsibility for the inspection of any specified premises to determine the presence of a fire or health hazard or unsafe building condition or a violation of any fire, health, or building regulation, statute, or ordinance in the territorial limits of the City of Rockport, Texas:

WHEREAS, the affiant whose signature is affixed to the affidavit supporting the issuance of this warrant is a Code Enforcement Officer under the laws of the State of Texas and did therefore this day subscribe and swear to said affidavit before me, which affidavit is attached hereto and incorporated herein by reference for all purposes, and whereas I find that the verified facts and information contained therein and stated by affiant are sufficient to establish probable cause for the issuance of this warrant.

NOW THEREFORE, you are hereby commanded to enter upon and search the suspected place and premise described in said affidavit and to determine the presence of fire or health hazards, unsafe building conditions or violations of any fire, health, or building regulation, statute, or ordinance of the city of Rockport or the State of Texas, located at 513 North Ann Street within the City of Rockport, Texas in the care, custody and control of Edward B. Arroyos, and in particular, to determine the presence of; **Unsafe Building Conditions in Chapter 22 Buildings and Building Regulations** in violation of said regulation, statute, or ordinance.

Herein fail not but have you then and there executed this warrant within three (3) days, exclusive of the day of issuance and exclusive of the day of execution, with your return showing how you executed same.

ISSUED at 3:04 o'clock (a.m.) (p.m.), on this 2 day of 4, 2025 to
 certify which witness my hand and seal this day.



Richard P. Bianchi
 Court at Law Judge
 Rockport Aransas County, Texas

Magistrate's Printed Name

OFFICER'S RETURN

Came to hand the 2 day of 4, 2025, at 3:04 o'clock P.m. and executed on the 3 day of 4, 2025, at 10:38 o'clock A.m. by Inspecting properties and taking photographs

Code Enforcement Officer

logitech

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----|-------|
| ☐ Return Receipt (hardcopy) | \$ | _____ |
| ☐ Return Receipt (electronic) | \$ | _____ |
| ☐ Certified Mail Restricted Delivery | \$ | _____ |
| ☐ Adult Signature Required | \$ | _____ |
| ☐ Adult Signature Restricted Delivery | \$ | _____ |

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

Postmark
Here

APR 04 2025
11:49A

25-000102

Edward B Arroyas

P.O. Box 630

Bloomington, TX 77951

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

9589 0710 0720 0725 0225 2172 4137 61

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Edward B Arroyos

P.O. Box 630

Bloomington, TX 77951



9590 9402 9395 5002 0827 53

2. Article Number (Transfer from service label)

9589 0710 5270 2171 4137 61

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Signature]

☐ Agent

☐ Addressee

B. Received by (Printed Name)

DAVE HERRANDEZ

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ All Restricted Delivery

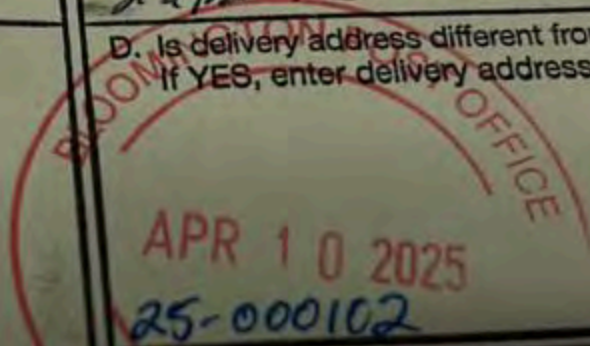
☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery



Domestic Return Receipt

WGS84
±57ft

28.03990, -97.07965

ft
±98ft

21



°T
±25 NW296

9589 0710 5270 0225 2171 4132 97

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
\$

Total Postage and Fees
\$

Postmark
Here

May 05 2025
7:34A
25-000102 PH

Sent To	Edward B Arroyos
Street and Apt. No., or PO Box No.	P.O. Box 630
City, State, ZIP+4®	Bloomington, TX 77951

Eduardo B "welo" Arroyos, Sr

1918 — 2003

Born on May 24, 1918 Eduardo B "welo" Arroyos, Sr passed away on Jul 18, 2003, at the age of 85 and was buried in Resurrection Catholic Cemetery in Victoria, TX.

BIRTH: May 24, 1918

DEATH: Jul 18, 2003 (aged 85)

PLOT: 2 - F - 151

BURIAL PLACE: [Resurrection Catholic Cemetery](#)
[Victoria, TX](#)

STAFF REPORT

Code Enforcement Department-Code Enforcement Officer in Training-Robert Ramos
2751 SH 35 Bypass, Rockport, TX 78382
Phone: (361) 556-5274 | Email: raramos@cityofrockport.com

**PROPERTY ADDRESS/LOCATION****111 Timber Lane Loop****APPLICANT/PROPERTY OWNER****Tri Sigma Investments LLC****LEGAL DESCRIPTION****Sylvan Heights, Block 1, Lot 11****PUBLIC HEARING/HEARING DATE(S)****Wednesday, May 21, 2025****BRIEF SUMMARY OF REQUEST**

Code Enforcement Officer in Training Robert Ramos is requesting that the structure be demolished and all debris, junk and trash be removed and disposed of and the property be returned to its natural state.



MAP SOURCE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IM1,277PROVEMENTS	SIZE OF PROPERTY
R-2	R-2 Residential	R-2 Residential	1954sqft Single family dwelling with an attached garage	90 X 148.20 13.338sqft

STAFF RECOMMENDATION**REPAIR****REPAIR WITH CONDITIONS****DEMOLISH****PROPERTY HISTORY**

March 31, 2025, Code Officer in Training Ramos drove by the property and noticed that there was debris in front of the home. Upon inspection, it was discovered someone had begun demolishing the interior of the structure. OIT Ramos started a sub-standard case at this time and posted a Stop Work Order.

April 2, 2025, a search warrant was issued by Judge Bianchi and executed on April 3, 2025. As a result, the following deficiencies were found at the premises; The roof of the structure has partially collapsed in several areas, there is extensive water damage throughout the structure. Several support joists have been destroyed by water damage. There are severe areas of wood rot/insect damage to the structure. Most of the sheetrock has been removed. Officer Emerson researched the property and found that the city utilities are still connected and are in the new property owner's name. The electric had also been put in the new owner's name. Robert Decker, the City of Rockport Building Official emailed AEP and asked them to pull meter, due to health and safety concerns, the meter was removed by AEP.

April 5, 2025, a Notice of Violation letter was sent certified letter mail to the owner and finance company listed on the search of property. The Notice of Violation was also posted on the structure along with the substandard checklist.

April 15, 2025, Officer Emerson received a call from Gabe Rodrigues (361-438-6251) he stated that they financed this property, and it was appraised at over \$300,000 and that it was a big investment to just be torn down. Officer Emerson also received a call from Homero Salazar (361-438-6251) who is the contractor on this project. Officer Emerson explained that a Stop Work Order had been placed due to the work that has been done and explained why we determined it was a sub-standard structure. Officer Emerson explained that if they wanted to try and rehab the structure, they needed to get a full set of plans along with engineering either turned in before the Public Hearing or the full set of plans to the Public Hearing. He said he was working on the plans and would get this done soon. The property owner also called (917-698-1781/kostazamfotis@gmail.com). Officer Emerson explained to him why it was deemed a substandard structure and what needed to be done if he chooses to move forward in the rehab of the structure. He stated that the appraisal he received came in at over \$400,000.

May 5, 2025, the property was posted, and a certified notice was sent to the property owner and the finance company informing them of the public hearing.

SEE ATTACHED SUPPORTING DOCUMENTS

From: Judy Emerson <jemerson@cityofrockport.com>
Sent: Tuesday, March 11, 2025 11:36 AM
To: Permit-Faxes <permit-faxes@aep.com>
Cc: Carey Dietrich <Communityplanner@cityofrockport.com>; Roberto Ramos <raramos@cityofrockport.com>; Larry Sinclair <lsinclair@rockporttx.gov>
Subject: [EXTERNAL] Information

Hello,

We are beginning our next round of sub-standard structures and need to know if the following addresses have electrical service and if they do not, please add date when service was discontinued. These are all within the city limits of Rockport, TX. These also may be listed without the directional street address.

1. 822 N Gagon***meter is still there, we disconnected on 11/07/23
2. 513 N Ann**meter is currently connected
3. 618 N Moline**meter is currently connected
4. 803 N Moline**meter is currently connected
5. 801 N Moline**address did not pull up in system.
6. 734 S Young**address did not pull up in system
7. 1104 Plover**meter is there, we disconnected on 03/27/23
8. 111 Lazy Rd**meter is still there, we disconnected on 11/01/24
9. 111 Timber Lane Loop**meter is currently connected-**The City had this meter pulled for Life & safety reasons**

Please let me know if you have any questions.

Thank you,

Judy Emerson

City of Rockport

Senior Code Enforcement Officer-TDLR #7296

2751 SH 35 Bypass

Rockport, TX 78382

361-556-5272-Office

361-790-1125 ext 255

361-542-6192-Cell

www.rockporttx.gov

Aransas CAD Property Search

Property ID: 34634 For Year 2025

Property Details

Account		
Property ID:	34634	Geographic ID: 5975-001-011-000
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	111 TIMBER LANE LOOP ROCKPORT, TX 78382	
Map ID:	A-4	Mapsco:
Legal Description:	SYLVAN HEIGHTS, BLOCK 1, LOT 11	
Abstract/Subdivision:	S5975	
Neighborhood:		
Owner		
Owner ID:	154273	
Name:	TRIA SIGMA INVESTMENTS LLC	
Agent:		
Mailing Address:	200 4TH ST UNIT A PALISADES PARK, NJ 07650-1515	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$84,210 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$92,300 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$176,510 (=)

















03Apr25 09:38 Ad-hoc
111 Timber Lane Loop, Rockport TX 78281, US



NOTICE OF VIOLATION

SCF JAKE LLP
1302 WAUGH DR. #831
HOUSTON, TX 77019

Case No. 25-000096
Issued: April 03, 2025
Certified Mail #: 9589071052702171413747

VIOLATION LOCATION

111 TIMBER LANE LOOP,
Rockport, TX 78382

LEGAL DESCRIPTION

Sylvan Heights, Block 1, Lot 11

Dear SCF JAKE LLP,

It has come to our attention that the following violation(s) as described in *Chapter 22, Article X, Section 22-344, 22-347, 22-348, 22-352 (c.1.C)* of the City's Code of Ordinances as Unsafe Building Abatement - Substandard Structure are present at the above referenced location.

Violation Description:

22-344-"All substandard and dangerous buildings as defined herein are hereby declared to be public nuisances, and shall be repaired, vacated or demolished pursuant to the guidelines herein." 22-347-"In addition to the requirement that buildings comply with the standards adopted in this Code, a substandard or dangerous building or structure is defined as any building or structure: (1) Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement; (2) Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering; (3) Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city; (4) Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment; (5) Which has parts thereof which are so attached that they may fall and injure members of the public or property; (6) Which, because of its condition,



is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or (7) Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, Violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety or property damage." 22-348-"The following guide shall be followed by the code official in determining whether to repair, vacate or demolish any substandard and dangerous buildings: (1) Repair. If the code official determines that a building can reasonably be repaired so that it will no longer exist in violation of the terms of this article, the code official shall order it repaired within a reasonable time frame. A reasonable time frame as defined in this article. If the owner or occupant fails to make such repairs within the time frame allowed, the code official shall recommend that the building and standards commission order repairs, impose fines, order the demolition of the building, or take other appropriate action to implement this subsection. (2) Vacation. If the code official determines that a building is in such condition as to make it a danger to the health, safety or general welfare of its occupants or the citizens of the city or if deemed necessary for the abatement of the nuisance, the code official shall order it vacated. If the owner or occupant fails to vacate a building after proper notice, the code official shall recommend that the building and standards commission order the vacation of the building, impose a fine, or take other appropriate action to implement this subsection. (3) Demolition. The code official shall recommend that the building and standards commission order a building demolished, if: (A) It is at least 50 percent or more damaged or deteriorated, on either a structural or current market value; (B) Is in immediate danger to life or safety of any person and is not immediately corrected to eliminate the danger and therefore made "not an immediate danger"; (C) Is in need of repair and is not repaired within the reasonable time; (D) Is in such condition to make it a nuisance to the health, safety, or general welfare of the occupants or the public, has been ordered vacated by the code official, and has not been cured of the defects within the reasonable time as set forth in this article; or (E) Is in need of repair and has water, sewer, gas, or electricity utilities disconnected or physically severed and has been vacant and uninhabited in excess of six months." 22-352 (c.1.C)-"At the hearing any owner, or mortgagee, or lienholder who objects to the demolition or removal of the building will be required to submit proof of the scope of any work including but not limited to plans for repair, estimated date of completion, and proof of financial ability to complete such repairs; or, provide factual evidence demonstrating why repairs are not necessary, and why the orders, request and directives made by the code official should be determined to be in error; and, request the Building and Standards Commission order the building not be demolished and removed from the premises, and the premises cleaned."

According to the real property records of Aransas County, you own the real property described in this



notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office not later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not

Please Correct:

PLEASE READ ALL OF THIS NOTICE IMMEDIATELY VACATE & SECURE ALL OPENINGS ON THE STRUCTURE(S). THEN REPAIR, REMOVE OR DEMOLISH THE STRUCTURE(S) ON THE PROPERTY. SEE THE ATTACHED SUBSTANDARD BUILDING INSPECTION REPORT FOR THE STRUCTURE(S) IMPROVEMENTS OR CONDITION(S) DEEMING THE STRUCTURE(S) SUBSTANDARD. THE GENERAL DESCRIPTION OF THE STRUCTURE(S) IS DESCRIBED AS A BRICK STRUCTURE(S) WITH 1954 TOTAL SQUARE FEET. CODE STAFF WILL RECOMMEND DEMOLITION OF THE STRUCTURE(S) AT OUR NEXT BUILDING & STANDARDS COMMISSION MEETING, WITH THE DATE TO BE DETERMINED, WHICH YOU WILL BE NOTIFIED OF. PLEASE CONTACT US WITHIN 30 DAYS FROM THE DATE OF THIS NOTICE TO DISCUSS THIS MATTER. .

Compliance:

Immediately Vacate & Secure, Then Repair or Demolish

It shall be the duty of any person owning, leasing, claiming, occupying, or having supervision or control of any real property, occupied or unoccupied, improved or unimproved, developed or undeveloped, within the corporate limits of the city to board up all openings on structure(s) to secure from disease carrying pests and vagrants, then contact Building and Development Department with plans to repair or demolish structure(s) on property. Make the necessary corrections within thirty (30) days of the date of this notice to avoid any further legal action by the City. Failure to comply with this request may result in case being presented before Building & Standards Commission.

We appreciate your cooperation and prompt attention to correct the above mentioned issues in a timely manner. If you have any questions or would like to discuss possible issues on your property, please feel free to contact us @ (361) 556-5274.

A handwritten signature in blue ink, appearing to read "Roberto Ramos", written over a horizontal line.

Roberto Ramos

April 03, 2025

Date



NOTICE OF VIOLATION

TRIA SIGMA INVESTMENTS LLC
200 4TH ST UNIT A
PALISADES PARK, NJ 07650-1515

Case No. 25-000096
Issued: April 03, 2025
Certified Mail #: 5989071052702171413754

VIOLATION LOCATION

111 TIMBER LANE LOOP,
Rockport, TX 78382

LEGAL DESCRIPTION

Sylvan Heights, Block 1, Lot 11

Dear TRIA SIGMA INVESTMENTS LLC,

It has come to our attention that the following violation(s) as described in *Chapter 22, Article X, Section 22-344, 22-347, 22-348, 22-352 (c.1.C)* of the City's Code of Ordinances as Unsafe Building Abatement - Substandard Structure are present at the above referenced location.

Violation Description:

22-344-"All substandard and dangerous buildings as defined herein are hereby declared to be public nuisances, and shall be repaired, vacated or demolished pursuant to the guidelines herein." 22-347-"In addition to the requirement that buildings comply with the standards adopted in this Code, a substandard or dangerous building or structure is defined as any building or structure: (1) Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement; (2) Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering; (3) Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city; (4) Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment; (5) Which has parts thereof which are so attached that they may fall and injure members of the public or property; (6) Which, because of its condition,



is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or (7) Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, Violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety or property damage." 22-348-"The following guide shall be followed by the code official in determining whether to repair, vacate or demolish any substandard and dangerous buildings: (1) Repair. If the code official determines that a building can reasonably be repaired so that it will no longer exist in violation of the terms of this article, the code official shall order it repaired within a reasonable time frame. A reasonable time frame as defined in this article. If the owner or occupant fails to make such repairs within the time frame allowed, the code official shall recommend that the building and standards commission order repairs, impose fines, order the demolition of the building, or take other appropriate action to implement this subsection. (2) Vacation. If the code official determines that a building is in such condition as to make it a danger to the health, safety or general welfare of its occupants or the citizens of the city or if deemed necessary for the abatement of the nuisance, the code official shall order it vacated. If the owner or occupant fails to vacate a building after proper notice, the code official shall recommend that the building and standards commission order the vacation of the building, impose a fine, or take other appropriate action to implement this subsection. (3) Demolition. The code official shall recommend that the building and standards commission order a building demolished, if: (A) It is at least 50 percent or more damaged or deteriorated, on either a structural or current market value; (B) Is in immediate danger to life or safety of any person and is not immediately corrected to eliminate the danger and therefore made "not an immediate danger"; (C) Is in need of repair and is not repaired within the reasonable time; (D) Is in such condition to make it a nuisance to the health, safety, or general welfare of the occupants or the public, has been ordered vacated by the code official, and has not been cured of the defects within the reasonable time as set forth in this article; or (E) Is in need of repair and has water, sewer, gas, or electricity utilities disconnected or physically severed and has been vacant and uninhabited in excess of six months." 22-352 (c.1.C)-"At the hearing any owner, or mortgagee, or lienholder who objects to the demolition or removal of the building will be required to submit proof of the scope of any work including but not limited to plans for repair, estimated date of completion, and proof of financial ability to complete such repairs; or, provide factual evidence demonstrating why repairs are not necessary, and why the orders, request and directives made by the code official should be determined to be in error; and, request the Building and Standards Commission order the building not be demolished and removed from the premises, and the premises cleaned."

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notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office not later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not

Please Correct:

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Compliance:

Immediately Vacate & Secure, Then Repair or Demolish

It shall be the duty of any person owning, leasing, claiming, occupying, or having supervision or control of any real property, occupied or unoccupied, improved or unimproved, developed or undeveloped, within the corporate limits of the city to board up all openings on structure(s) to secure from disease carrying pests and vagrants, then contact Building and Development Department with plans to repair or demolish structure(s) on property. Make the necessary corrections within thirty (30) days of the date of this notice to avoid any further legal action by the City. Failure to comply with this request may result in case being presented before Building & Standards Commission.

We appreciate your cooperation and prompt attention to correct the above mentioned issues in a timely manner. If you have any questions or would like to discuss possible issues on your property, please feel free to contact us @ (361) 556-5274.

A handwritten signature in blue ink, appearing to read "Roberto Ramos", written over a horizontal line.

Roberto Ramos

April 03, 2025

Date



NOTICE

This building has been found to be a SUBSTANDARD OR DANGEROUS STRUCTURE by the Code Official of the City of Rockport, Texas. This building is to be vacated and all openings secured immediately. This placard is to remain on the structure until it is repaired, moved or demolished in accordance with the notice dated April 03, 2025 which has been mailed to all known persons having an interest in this building or property as shown by Aransas County Appraiser. It is a violation of the Substandard Building Abatement ordinance punishable by a fine up to \$4,000.00, for anyone to remove this placard until such notice has been complied with.

Roberto Ramos

April 03, 2025

Date

Certified Mail #: 9589071052702171413747



SUBSTANDARD BUILDING INSPECTION REPORT

DATE: 4/3/2025 INSPECTOR(S): L. Sinclair, J. Emerson, & R. Ramos
STREET ADDRESS: 111 TIMBERLANE LOOP CASE NO: 25-000096
LEGAL DESCRIPTION: SYLVAN HEIGHTS, BLOCK 1, LOT 11
GENERAL DESCRIPTION: UNOCCUPIED BRICK HOME, 1954 SQFT INCLUDING ATT. GARAGE
OWNER(S): TRIA SIGMA INVESTMENTS LLC

OCCUPANCY CLASSIFICATION:

- ☐ ACCESSORY USE
- ☐ COMMERICAL
- ☒ RESIDENTAL
- ☐ OCCUPIED
- ☐ UNOCCUPIED

FOUNDATION:

- ☐ SOUND CONDITION
- ☐ LISTING
- ☐ DETERIORATION
- ☐ DAMAGED FLOOR JOIST
- ☒ CRACKS
- ☐ FIRE DAMAGE
- ☒ NEEDS LEVELING
- ☒ NEEDS EXTENSIVE REPAIRS
- ☒ DETERIORATED SILLS
- ☐ OTHER _____

EXTERIOR WALLS:

- ☐ SOUND CONDITION
- ☐ IN NEED OF PAINT
- ☒ LISTING
- ☒ CRACKS
- ☐ FIRE DAMAGE
- ☒ LOOSE MEMBERS
- ☒ NEEDS EXTENSIVE REPAIRS
- ☐ DETERIORATED WOOD MEMBERS
- ☒ HOLES IN WALL
- ☐ ASBESTOS SIDING
- ☐ OTHER _____

ROOF:

- ☐ SOUND CONDITION
- ☐ FIRE DAMAGE
- ☒ COLLAPSED
- ☒ DETERIORATED RAFTERS
- ☒ DETERIORATED CEILING JOIST
- ☒ OVERHANG DETERIORATED
- ☒ NEEDS COMPLETE RECONSTRUCTION
- ☒ HOLES IN THE ROOF
- ☒ SAGGING
- ☒ ROOF COVERING DETERIORATED
- ☐ OTHER _____

INTERIOR WALLS:

- ☐ UNABLE TO ENTER
- ☐ STRUCTURE IS SECURED
- ☐ SOUND CONDITION
- ☒ LEANING STUDS
- ☒ DETERIORATED STUDS
- ☐ FIRE DAMAGE
- ☒ BROKEN SHEETROCK
- ☒ WATER DAMAGE
- ☒ HOLES IN THE WALLS
- ☐ OTHER _____

FLOORS:

- ☐ UNABLE TO ENTER
- ☐ STRUCTURE IS SECURED
- ☐ SOUND CONDITION
- ☒ DETERIORATED WOOD MEMBERS
- ☐ FLOOR COVERING DAMAGED
- ☐ FIRE DAMAGE
- ☐ HOLES IN THE FLOOR
- ☐ WATER DAMAGE
- ☐ OTHER _____

Sec. 22-347. Conditions constituting a substandard or dangerous building.

In addition to the requirement that buildings comply with the standards adopted in this code, a substandard or dangerous building or structure is defined as any building or structure:

- ☒ Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement;
- ☐ Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering;
- ☒ Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city;
- ☒ Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment;
- ☒ Which has parts thereof which are so attached that they may fall and injure members of the public or property.
- ☐ Which, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or
- ☒ Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code, or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety, or property damage.

COURSE OF ACTION WITHIN 30 DAYS:

☐ **VACATE THEN SECURE THE BUILDING FROM UNAUTHORIZED ENTRY**

☒ **UNSAFE: BUILDING NEEDS DEMOLISHED**

Where the above-described building or structure is fifty percent (50%) or more damaged, decayed, or deteriorated from its current market value or the structure shall be demolished and, in all cases, where a building or structure cannot be repaired or is unsafe, unsanitary, or not provided with adequate egress, or constitutes a fire hazard, or is otherwise dangerous to human life or in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance. dilapidation. obsolescence or abandonment.

☐ **SUBSTANDARD: BUILDING NEEDS REPAIRS**

The above-described building/structure is in need of repair and correction, as follows generally. The items checked below must be corrected to make the building conform to the requirements of the minimum standards set forth in the International Building codes adopted by the City of Rockport.

- | | |
|--|---|
| ☐ MEANS OF EGRESS | ☐ ROOFING MATERIAL |
| ☐ DOORS, EXTERIOR & INTERIOR | ☐ CEILING JOIST |
| ☐ FREE OF INFESTATION | ☐ CARE OF PREMISES |
| ☐ GARBAGE AND RUBBISH STORAGE | ☐ INTERIOR WALLS AND CEILINGS |
| ☐ HARDWARE | ☐ ELECTRIC LIGHTS AND SWITCHES |
| ☐ WINDOW SASH AND SCREENS | ☐ ELECTRIC CONVENIENCE OUTLETS |
| ☐ WINDOW FRAMES | ☐ ELECTRIC PANEL |
| ☐ FOUNDATION WALLS AND PIERS | ☐ ELECTRICAL METER BOX |
| ☐ FLOOR FRAMING AND FLOORING | ☐ PLUMBING FIXTURES |
| ☐ EXTERIOR WALLS AND COLUMNS | ☐ PLUMBING DRAINAGE SYSTEM |
| ☐ EXTERIOR STEPS AND STAIRS | ☐ OTHER _____ |



SIGNATURE

04/03/2025

DATE

04022025C

ADMINISTRATIVE SEARCH WARRANT
FOR FIRE, HEALTH, AND CODE INSPECTIONS (Art. 18.05, C.C.P.)

THE STATE OF TEXAS
CITY OF ROCKPORT
ARANSAS, COUNTY

§ **TRIA SIGMA INVESTMENTS LLC**
§ **200 4TH ST UNIT A**
§ **PALISADES PARK, NEW JERSEY**

THE STATE OF TEXAS to any Fire Marshal, Health Officer, or Code Enforcement Officer of the City of Rockport, Aransas County, Texas, who has responsibility for the inspection of any specified premises to determine the presence of a fire or health hazard or unsafe building condition or a violation of any fire, health, or building regulation, statute, or ordinance in the territorial limits of the City of Rockport, Texas:

WHEREAS, the affiant whose signature is affixed to the affidavit supporting the issuance of this warrant is a Code Enforcement Officer under the laws of the State of Texas and did therefore this day subscribe and swear to said affidavit before me, which affidavit is attached hereto and incorporated herein by reference for all purposes, and whereas I find that the verified facts and information contained therein and stated by affiant are sufficient to establish probable cause for the issuance of this warrant.

NOW THEREFORE, you are hereby commanded to enter upon and search the suspected place and premise described in said affidavit and to determine the presence of fire or health hazards, unsafe building conditions or violations of any fire, health, or building regulation, statute, or ordinance of the City of Rockport or the State of Texas, located at 111 Timber Lane Loop within the City of Rockport, Texas in the care, custody and control of Tria Sigma Investments, LLC, and in particular, to determine the presence of; **Unsafe Building Conditions in Chapter 22 Buildings and Building Regulations** in violation of said regulation, statute, or ordinance.

Herein fail not but have you then and there executed this warrant within three (3) days, exclusive of the day of issuance and exclusive of the day of execution, with your return showing how you executed same.

ISSUED at 3:05 o'clock (a.m.) (p.m.), on this 2 day of 4, 2025 to
certify which witness my hand and seal this day.



Richard P. Bianchi
Court at Law Judge
Rockport Aransas County, Texas

Magistrate's Printed Name

OFFICER'S RETURN

Came to hand the 2 day of 4, 2025, at 3:05 o'clock P.m. and executed on the 3 day of 4, 2025, at 9:21 o'clock A.m. by Inspecting property and taking photographs

Code Enforcement Officer

WGS84
±69ft

28.03980, -97.07960

ft
±98ft

15



°T
±13 NW342

logitech

9589 0710 5270 2171 4137 54

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----|-------|
| ☐ Return Receipt (hardcopy) | \$ | _____ |
| ☐ Return Receipt (electronic) | \$ | _____ |
| ☐ Certified Mail Restricted Delivery | \$ | _____ |
| ☐ Adult Signature Required | \$ | _____ |
| ☐ Adult Signature Restricted Delivery | \$ | _____ |

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

Postmark
Here

25-000096

07Apr25 08:28 Ad-hoc

2751 SH-35 S, Rockport TX 78382, US © 07-Apr-25 08:28:03

Tracking Number:

9589071052702171413754



Copy



Add to Informed Delivery

Remove X

Latest Update

Your item was delivered to an individual at the address at 10:06 am on April 12, 2025 in PALISADES PARK, NJ 07650.

Get More Out of USPS Tracking:



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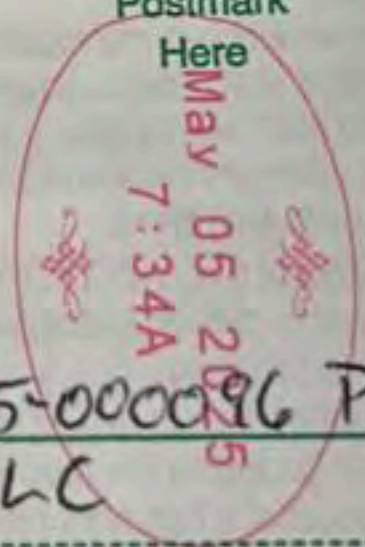
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Street and Apt. No., or PO Box No.	200 Fourth St. Unit A
City, State, ZIP+4®	Palesides Park, NJ 07650-1515

PUBLIC HEARING

BUILDING STANDARDS COMMISSION

NOTICE is hereby given that the Rockport Building Standards Commission will hold a Public Hearing on Wednesday, May 21, 2025, at 5:30 p.m. at the Rockport Service Center, 2751 Highway 35 Bypass, Rockport, Texas. The Building Standards Commission will consider recommendations from the City of Rockport Code Enforcement Officers to order building(s) demolished on the following properties:

111 Lazy Road, also known as Lot 29 and 30, Lazy Acres Subdivision, Rockport, Aransas County, Texas: currently owned by Lewis M. Arnold Jr.

111 Timber Lane Loop, also known as Block 1, Lot 11, Sylvan Heights Subdivision, Rockport, Aransas County, Texas: currently owned by Tria Sigma Investments LLC.

513 North Ann Street, also known as Block 35, Lot 6 & 7, Smith and Wood Subdivision, Rockport, Aransas County, Texas: currently owned by Edward B Arroyos.

618 Moline Street, also known as Block 1, Lot 9 & 10, W-40' of Each, Central Subdivision, Rockport, Aransas County, Texas; currently owned by Kenneth McKinney.

734 Young Street, also known as Block OL 25, Lot 23 & 24, Spencer Subdivision, Rockport, Aransas County, Texas: currently owned by Gloria S Pena & Mary Ann Olson.

803 Moline Street, also known as Block B, Lot 7 & 8, Central Subdivision, Rockport, Aransas County, Texas; currently owned by Valdermar Roque & Marnina R Elizondo.

822 Gagon Street, also known as Block 56, Lot 9 & 10, Smith and Wood Subdivision, Rockport, Aransas County, Texas; currently owned by Wallace W Tinnin II & Erica K Tinnin.

1104 Plover Lane, also known as Block 26, Lot 12, West Terrace Unit 2, Rockport, Aransas County, Texas, currently owned by John ETUX Beckie E. Avis.

1301 Jim's Smokehouse Road, also known as Space 12, Label #NTA1969367, Serial #CLW049755TX, Shady Oaks RV Park Subdivision, Rockport, Aransas County, Texas; property currently owned by Sampatti LLC, DBA Shady Oaks RV Park, manufactured home currently owned by Alfredo Ramirez Jr. & Grace Campos Ramirez.

Public participation is valued and citizens wishing to express their views during the Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56>, or if attending the meeting in person register at the meeting before the meeting begins. Using the same form, citizens can also provide written comments to the City Planner by 3:00 p.m. on the day of the Building Standards Commission meeting. The comments will be read and summarized in the minutes of the meeting.

The City encourages citizens to participate and make their views known at this Public Hearing. For further information on this request, please contact the Code Enforcement Department at (361) 556-5272.

POSTED: the 1st day of May, 2025 before 5:00pm on the bulletin board at the Rockport Service Center, 2751 Highway 35 Bypass, Rockport, Texas and on the website www.cityofrockport.com.

PUBLISHED: in *The Rockport Pilot* in the Thursday, May 1, 2025, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Carey Dietrich
Carey Dietrich, Director Building & Development

City of Rockport, TX

2751 S H 35 Bypass
Rockport, TX 78382

Ph: (361) 790-1125
Fax: (361) 729-6476

Inspection Request Line:
(361) 790-1177

Demolition Permit (R)

#25-000816

Project Description: DEMOLITION OF RESIDENTIAL

Issued on: 05/06/2025 at 9:08 AM by: Chris Hernandez



ADDRESS

734 YOUNG ST,
Rockport, TX 78382

LEGAL

Spencer, Block OI 25,
Lot 23 & 24

PERMIT HOLDER

RICHARD WELLS
A AND R CONSTRUCTI
ON
(361) 463-8351

OWNERS

- Gloria S Pena % Mary
Ann Olson

INSPECTIONS

1

1. Final Inspection

INFORMATION FIELDS

Notice

Yes

FEE

TOTAL

PAID

DUE

Demolition Permit Fee

\$ 50.00

\$ 50.00

\$ 50.00

TOTALS

\$ 50.00

\$ 50.00

\$ 0.00

The granting of this permit does not presume to give authority to violate or cancel the provisions of City, State, or other local laws regulating construction or the performance of construction. All provisions, laws, and ordinances governing this type of work shall be complied with, whether specified or not and shall be enforced at any and all times.

PUBLIC HEARING

BUILDING STANDARDS COMMISSION

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CITY OF ROCKPORT, TEXAS

Carey Dietrich
Carey Dietrich, Director Building & Development

City of Rockport, TX

2751 S H 35 Bypass
Rockport, TX 78382

Ph: (361) 790-1125
Fax: (361) 729-6476

Inspection Request Line:
(361) 790-1177

Demolition Permit (R)

#25-000684

Project Description: DEMO

Issued on: 04/22/2025 at 9:57 AM by: Belinda Garcia



ADDRESS

1104 PLOVER LN,
Rockport, TX 78382

LEGAL

West Terrace Unit 2,
Block 26, Lot 12

PERMIT HOLDER

ROBERT Watson
Raw Demo and Construc
tion LLC
(361) 727-7318

COLLABORATORS

- ROBERT Watson
Raw Demo and
Construction LLC
(361) 727-7318

OWNERS

- John Etux Beckie E
Avis

INSPECTIONS

1

1. Final Inspection

FEE	TOTAL	PAID	DUE
Demolition Permit Fee	\$ 50.00	\$ 50.00	\$ 50.00
TOTALS	\$ 50.00	\$ 50.00	\$ 0.00

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STAFF REPORT

Code Enforcement Department | Angela West, Code Enforcement Officer
714 E. Concho St., Rockport, TX 78382
Phone: (361) 556-5310, ext. 2385 | Email: awest@cityofrockport.com

**PROPERTY ADDRESS/LOCATION****602 E Cornwall Street****APPLICANT/PROPERTY OWNER****Annette Garza & Sergio G. Garza & Joe H. Garza, Jr.****LEGAL DESCRIPTION**

SMITH AND WOOD, BLOCK 10, LOT 14 THRU 16

PUBLIC HEARING/HEARING DATE(S)1st Hearing - Monday, June 26, 2023**BRIEF SUMMARY OF REQUEST**

OWNERS ARE IN PROCESS OF GETTING BIDS FOR A NEW ROOF AND THEY ARE WORKING WITH THE BUILDING DEPARTMENT TO GET PERMITS NEEDED FOR REPAIRS TO WINDOW PANES AND TO REPLACE/REPAIR BROKEN SIDING TILES. THE OWNERS ARE ASKING FOR AN EXTENSION TO ALLOW THEM TIME TO MAKE REPAIRS TO THE HOME TO BRING IT TO A HABITABLE STATUS.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-2	R-2	R-2 & B-1	2,857 SQ.FT. 2-STORY SINGLE FAMILY DWELLING	3 LOTS, 96' X 128' PROPERTY

STAFF RECOMMENDATION**REPAIR****REPAIR WITH CONDITIONS****DEMOLISH****PROPERTY HISTORY**

OFFICERS OBSERVED SEVERAL ISSUES WITH STRUCTURE - SEE ATTACHED INSPECTION REPORT. OFFICER WILL POST NOTICE & SEND NOTICE OF VIOLATION TO ALL POTENTIAL INTERESTED PARTIES TODAY. OWNERS HAVE 30 DAYS TO REPAIR OR DEMOLISH STRUCTURE. OFFICER HAS BEEN IN CONTACT WITH 2 OF THE 3 OWNERS VIA EMAIL AND BY TELEPHONE ON SEVERAL OCCASIONS.

THEY INTEND TO HAVE A NEW ROOF PUT ON THE STRUCTURE, REPLACE ALL BROKEN WINDOW PANES, AND REPAIR BROKEN/MISSING SIDING TILES ON STRUCTURE.

SEE ATTACHED SUPPORTING DOCUMENTS

EXHIBITS "A" THRU "LL"



SUBSTANDARD BUILDING INSPECTION REPORT

DATE: June 26, 2023 INSPECTOR(S): Angie West, Robert Decker, David Lowell, Valerie Stribling, and Carey Dietrich

STREET ADDRESS: 602 E. Cornwall Street CASE NO: 23-000446

LEGAL DESCRIPTION: Smith and Wood, Block 10, Lot 14 thru 16

GENERAL DESCRIPTION: 2,857 sq.ft. 2-story Residential structure with 245 sq.ft. porch on 0.2921 acre lot

OWNER(S): Annette Garza and Sergio G. Garza and Joe H. Garza, Jr.

OCCUPANCY CLASSIFICATION:

- ☐ ACCESSORY USE
- ☐ COMMERICAL
- ☐ RESIDENTAL
- ☐ OCCUPIED
- ☐ UNOCCUPIED
- ☒ X

FOUNDATION:

- ☐ SOUND CONDITION
- ☐ LISTING
- ☐ DETERIORATION
- ☐ DAMAGED FLOOR JOIST
- ☐ CRACKS
- ☐ FIRE DAMAGE
- ☐ NEEDS LEVELING
- ☐ NEEDS EXTENSIVE REPAIRS
- ☐ DETERIORATED SILLS
- ☒ OTHER Pier and Beam

EXTERIOR WALLS:

- ☐ SOUND CONDITION
- ☒ IN NEED OF PAINT
- ☐ LISTING
- ☒ CRACKS
- ☐ FIRE DAMAGE
- ☒ LOOSE MEMBERS
- ☐ NEEDS EXTENSIVE REPAIRS
- ☒ DETERIORATED WOOD MEMBERS
- ☒ HOLES IN WALL
- ☒ ASBESTOS SIDING
- ☒ OTHER Corner siding needs to be covered

ROOF:

- ☐ SOUND CONDITION
- ☐ FIRE DAMAGE
- ☐ COLLAPSED
- ☐ DETERIORATED RAFTERS
- ☐ DETERIORATED CEILING JOIST
- ☒ OVERHANG DETERIORATED
- ☐ NEEDS COMPLETE RECONSTRUCTION
- ☒ HOLES IN THE ROOF
- ☐ SAGGING
- ☒ ROOF COVERING DETERIORATED
- ☐ OTHER _____

INTERIOR WALLS:

- ☐ UNABLE TO ENTER
- ☐ STRUCTURE IS SECURED
- ☐ SOUND CONDITION
- ☐ LEANING STUDS
- ☐ DETERIORATED STUDS
- ☐ FIRE DAMAGE
- ☒ BROKEN SHEETROCK
- ☒ WATER DAMAGE
- ☒ HOLES IN THE WALLS
- ☒ OTHER MOLD

FLOORS:

- ☐ UNABLE TO ENTER
- ☐ STRUCTURE IS SECURED
- ☐ SOUND CONDITION
- ☒ DETERIORATED WOOD MEMBERS
- ☒ FLOOR COVERING DAMAGED
- ☐ FIRE DAMAGE
- ☒ HOLES IN THE FLOOR
- ☒ WATER DAMAGE
- ☐ OTHER _____

In addition to the requirement that buildings comply with the standards adopted in this code, a substandard or dangerous building or structure is defined as any building or structure:

- ☐ Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement;
- ☐ Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering;
- ☐ Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city;
- ☒ Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment;
- ☐ Which has parts thereof which are so attached that they may fall and injure members of the public or property.
- ☒ Which, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or
- ☒ Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code, or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety, or property damage.

COURSE OF ACTION: PERMITS OBTAINED WITHIN 30 DAYS, SUBSTANTIAL COMPLETION WITHIN 180 DAYS. BUILDING OFFICIAL MAY EXTEND IF SUBSTANTIALLY COMPLETE WITHIN 180 DAYS.

☒ **VACATE THEN SECURE THE BUILDING FROM UNAUTHORIZED ENTRY**

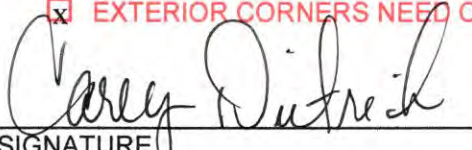
☒ **UNSAFE: BUILDING NEEDS DEMOLISHED**

Where the above-described building or structure is fifty percent (50%) or more damaged, decayed, or deteriorated from its current market value or the structure shall be demolished and, in all cases, where a building or structure cannot be repaired or is unsafe, unsanitary, or not provided with adequate egress, or constitutes a fire hazard, or is otherwise dangerous to human life or in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance. dilapidation. obsolescence or abandonment.

☒ **SUBSTANDARD: BUILDING NEEDS REPAIRS**

The above-described building/structure is in need of repair and correction, as follows generally. The items checked below must be corrected to make the building conform to the requirements of the minimum standards set forth in the International Building codes adopted by the City of Rockport.

- | | |
|--|--|
| ☐ MEANS OF EGRESS | ☒ ROOFING MATERIAL |
| ☐ DOORS, EXTERIOR & INTERIOR | ☐ CEILING JOIST |
| ☐ FREE OF INFESTATION | ☒ CARE OF PREMISES |
| ☐ GARBAGE AND RUBBISH STORAGE | ☒ INTERIOR WALLS AND CEILINGS |
| ☐ HARDWARE | ☐ ELECTRIC LIGHTS AND SWITCHES |
| ☐ WINDOW SASH AND SCREENS | ☐ ELECTRIC CONVENIENCE OUTLETS |
| ☐ WINDOW FRAMES | ☐ ELECTRIC PANEL |
| ☐ FOUNDATION WALLS AND PIERS | ☐ ELECTRICAL METER BOX |
| ☒ FLOOR FRAMING AND FLOORING | ☒ ELECTRICAL – POSSIBLE REPAIRS |
| ☒ EXTERIOR WALLS AND COLUMNS | ☐ PLUMBING FIXTURES |
| ☒ EXTERIOR STEPS AND STAIRS | ☐ PLUMBING DRAINAGE SYSTEM |
| ☒ GENERAL REMODEL, SIDING & ROOFING | ☒ PLUMBING - POSSIBLE REPAIRS |
| ☒ PERMITS WITH WINDSTORM ENGINEERING ON ALL | ☒ OTHER - HVAC DUCTWORK |
| ☒ EXTERIOR CORNERS NEED COVERING | ☒ REPLACE/REMOVE MOLD |


SIGNATURE


DATE

Comments List

Project Type: Building Permit Remodel (R) | ID # 24-000468



Belinda Garcia

Permits & Inspections, Sep 13, 2024 at 7:03 AM ago

I scheduled a "foundation" inspection for tomorrow for 602 E Cornwall so that we could go look at the floor joists they replaced and so that I can determine if enough work has been done to authorize an extension. I tried to put notes in the inspection request, but it wouldn't let me. Per Carey

David Lowell

Permits & Inspections, Sep 13, 2024 at 2:30 PM ago

not ready

Belinda Garcia

Permits & Inspections, Sep 24, 2024 at 2:20 PM ago

SERIGO CALLED WANTING AN EXTENSION OF THE BUILDING PERMIT. SPOKE TO CAREY AND SHE SPOKE TO BRANDI THAT SERGIO IS DOING WORKING WITH THEM. CAREY IS GOING TO EXTEND 6 MONTHS AFTER THE 6 MONTHS IF NOTHING IS COMPLETE IT WILL GO TO THE BOARD ONCE AGAIN.

Carey Dietrich

Permits & Inspections, Sep 24, 2024 at 2:22 PM ago

Final Extension by Building Official. Any future extension requests must be received 30 days prior to the expiration date and be reviewed by the Building & Standards Committee. If work is not substantially complete, staff will recommend demolition.

Chris Hernandez

Permits & Inspections, Mar 18, 2025 at 11:04 AM ago

Sergio came in to see if we could extend the permit. Robert Decker, the building official, came to front and spoke to him. He was told we could not inspect or extend any permits because it was now going back to the Building & Standards Committee due to the job not being completed and given extensions twice. Robert told him he was going to speak with Carey Dietrich to find out when this will be set up for the Building & Standards Committee and we would contact him.



LYNNENGINEERING

CIVIL | STRUCTURAL | WINDSTORM | LAND DEVELOPMENT

May 29, 2024

ATTN: Mr. Sergio Garza
602 E Cornwall St,
Rockport, TX 78382

Re: Structural Status Letter

Dear Mr. Garza:

Lynn Engineering met on-site with the City of Rockport representatives and homeowner representatives to review the city's concerns regarding the status of the home. The group then proceeded to walk and do a cursory visual analysis of the home at the above-mentioned address on March 19, 2024.

Below is a summary of the items discussed during that site visit:

- The city's primary concern needing to be addressed is the structural stability of the house.
- The city is concerned with rotting on the flooring stemming from damaged or deteriorated floor joist(s) or beam(s).
 - Flooring in the 2 areas we observed, near the kitchen and in the dining room, needs to be removed for us to inspect and verify the floor framing below.
- Some areas where floor joists and a stringer beam were spliced incorrectly were observed.
 - These floor joists and stringers shall be replaced with solid members that span from support to support and are adequately connected.
- Floor joists that are notched at the bottom were observed.
 - This weakens the floor joist significantly; therefore, it shall be replaced with a solid member that is adequately connected.
- Rotted ceiling joists were observed in 2 rooms.
 - Because the ceiling joists form a part of the roof framing system, the rotted ceiling joists shall be replaced and adequately connected.
- Floor decking was observed to have moisture damage and rot in some areas.
 - This weakens the floor diaphragm; therefore, it shall be replaced and adequately fastened.
- As previously noted, the building envelope needs to be fully enclosed, so moisture doesn't damage the framing.
 - Gaps in the wall envelope shall be sealed with vapor barrier and siding.
- A large portion of the foundation framing was observed to have mildew and moisture stains.
 - Excess moisture absorption by the wood framing causes an ideal environment for fungal spores to propagate and cause rotting. Lynn Engineering recommends the foundation framing be closely evaluated for rotting and that the structurally adequate members be brushed to remove mildew, and when dry have a borax-based preservative applied. Please note that the framing members must be completely dry prior to the application of the preservative.

Lynn Engineering then inspected again on April 23, 2024 to review the observed rotted areas with flooring and ceiling finishes removed as previously mentioned. When our inspector went on-site, he saw the flooring had not been removed yet. Lynn Engineering was called out to inspect again on May 06, 2024 when the flooring was removed.

110 Highway 35 N., Suite A
Rockport, Texas 78382
(361) 790-7023
lynn-engineering.com

Lynn Engineering
Texas Registered Engineering Firm F-324



LYNN ENGINEERING

1101 Highway 61 N., Suite A
Rockport, Texas 78067
(281) 760-1022
lynn-engineering.com

Below is a summary of the new items observed during these site visits:

- Areas with moisture stains and damaged and deteriorated wall studs were observed along the walls.
 - These areas shall be closely verified to ensure that there is no longer moisture intrusion. Damaged or deteriorated wall studs shall be replaced and adequately strapped.
- Areas with moisture stains on rafters and purlins were observed along the interior of the roof.
 - These areas, and adjacent walls, shall be closely verified to ensure that there is no longer moisture intrusion. Damaged or deteriorated rafters or purlins shall be replaced and adequately strapped.
- Stringers that are made of vertically stacked members were observed. This creates an unstable condition.
 - These stringers shall be replaced with a solid member spanning from support to support that is adequately connected.
- Stringers that are inadequately supported with wood shims were observed.
 - Shimming larger than 2" shall be replaced with a wood piling or CMU(s).
- Stringers that are inadequately notched were observed.
 - This weakens the members significantly and therefore shall be replaced and adequately connected.
- Floor joists that were rotted, damaged and deteriorated were observed; these are not adequately supporting the floor loading.
 - All rotted, damaged and/or deteriorated floor joists shall be replaced.
- A lot of pilings and piers were observed to be missing an adequate uplift resisting connection to the stringers.
 - This creates a break in the load path and can cause shifting resulting in damage. Lynn Engineering recommends an uplift resisting connection be installed at all pilings and piers to stringers.
- A lot of floor joists were observed to be missing an adequate uplift resisting connection to the stringers.
 - This creates a break in the load path and can cause shifting resulting in damage. Lynn Engineering recommends an uplift resisting connection be installed at all floor joists to stringers.
- Wall studs were observed to be missing adequate uplift resisting connections at top and bottom along the walls.
 - This creates a break in the load path and can cause shifting resulting in damage. Lynn Engineering recommends uplift resisting connections be installed at all wall studs.
- Rafters were observed to be missing adequate uplift resisting connections at the double-top-plate along the walls.
 - This creates a break in the load path and can cause shifting resulting in damage. Lynn Engineering recommends uplift resisting connections be installed at rafters.



LYNN ENGINEERING

STRUCTURAL & MECHANICAL ENGINEERING

The status of the project is that we have inspected the roofing system recently installed and approved the installation. The noted structural deficiencies shall be addressed prior to our approval and certification.

None of the observed members, connections, or systems were analyzed using calculations as that is not in the scope of work.

Please note that our site visits did not consist of evaluating the moisture intrusion or the building envelope. Lynn Engineering recommends the building envelope be moisture protected per manufacturer recommendations of the products installed.

The conclusions, analysis, and opinions expressed herein have been prepared within a reasonable degree of engineering certainty. They are based on the results and interpretations of the testing and/or data collection activities performed at the site, the information available to Lynn Engineering at the time the report was issued, and the education, training, knowledge, skill, and experience of the engineer noted.

Call our office if you have any further questions on the matter, or if there is anything else we can assist you with.

Sincerely,

Diego Andrade Tamez, EIT
Diego.Andrade@lynnengr.com

From: [ser G](#)
To: [Carey Dietrich](#)
Subject: Hello info for 602.cornwall
Date: Tuesday, March 18, 2025 12:26:14 PM

WARNING: This email is from an external source. Do not click links or open attachments without positive sender verification of purpose. Never enter Username, Password or sensitive information on linked pages from this email. If you are unsure about the message, please forward to itstaff@cityofrockport.com for assistance.

Hello and good afternoon Carey Dietrich,

This is Sergio I was reaching out to see the update extension for the remodel permit #24-000468, we have got the mechanical permit for the AC system for the house. Also the drain and water lines for the house do hold water pressure as well. We did call the city for an electrical rough and a rough for the framing as well last week. The week of March 3/10 that David walked the entire house and took pictures of the framing that got done that Lynn engineering needed for the rafters and walls. Also the electrical was looked at and the 3way wiring in the kitchen to make sure it had the proper wiring.

The city turned on the water for the construction bib for water at the property for testing water line and drain pipes. We are aware that the gas line needs to be done up to code since galvanized line doesn't pass being exposed.

The mechanical contractor is gathering duct work and materials to start the rough for the central air unit downstairs. Getting the equipment for inside and outside the house as well. Plumbing contractor is gathering materials to fix the exposed gas line from the meter to the house and raising the gas lines as well.

Inside the house the exposed walls are left open for inspection the other walls are all sealed since they didn't get any damage at all and were a solid structure. The entire house was mopped, vacuumed and cleaned up and another dumpster was taken off the property that was full of trash. We know the main permit for the remodel project has been expired on 3/16/2025. We are on the last leg to fix the gas line run the duct work and cover up all the open walls and flooring once we pass the rough inspections. Lynn engineering did an updated inspection on the week of 3/6/25 as well. We have been in constant contact with the City of Rockport, Lynn Engineering, all the contractors for this project as well to get this home completed. Thank you again for your time the other day for the meeting in your office.

Sincerely ,
Sergio Garza
480-650-5957

From: [ser G](#)
To: [Carey Dietrich](#)
Subject: Permit information.update
Date: Thursday, April 3, 2025 5:19:34 PM

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Hello Carey, This is Sergio with 602 E Cornwall seeing about the extension for the remodel permit on the project. Permit number #24-00468 for the remodel and we did schedule for a framing, electrical and plumbing rough as well.

We did just have the mechanical contractor pull the permit for the HVAC work on the property as well. PERMIT # 25-000338 issued on 3/10/25

We do have the scope of work which has been completed under the guidance of Lynn engineering for the foundation and framing for the WP1 work. Also the plumbing rough extension #24-001823 for the new plumbing lines. Work is in progress to get completed at the property and all the duct work and equipment has been ordered by the mechanical contractor for the project too. If you could please give us an update on the remodel permit and the property as well.

Also by the way did you happen to order the Chicago Deep Dish Pizza online from the last meeting back in February?

Just following up to see what you thought of the pizza and if you would recommend it to anyone else.

Thank you again for your time and looking forward to your response.

Sincerely,
Sergio Garza

480-650-5957

From: [ser G](#)
To: [Carey Dietrich](#)
Subject: Re: Permit information.update
Date: Wednesday, April 16, 2025 7:59:36 AM

Hello again and good morning I appreciate your time and the response on this matter as well.

In the time being the yard and other items which don't require a permit could be getting completed at this time as well. On this project I know the material and equipment for the AC permit has been purchased already from the supply warehouse according from the mechanical contractor. What happens to this permit which just was purchased and accepted by the city for the project? Also does the plumber need to write in for an extension for the plumbing permit and the gas line gets up to code? The last time we spoke in your office that we had a meeting between all mentioned the gas line had water and it was left open and that 3psi was enough pressure for the gas line. The plumber put the pressure gauge to 7psi and the gas line was holding pressure and didn't drop any pressure.

The plumber put on the pressure gauge and at no time was it mentioned that the gas line needed to be up to the new standard and what is the policy for grandfathering in items which have been completed prior to all the new codes? All new water supply line was ran and was tested by the city water pressure to test leaks. Which the city of Rockport turned on the construction water and the office gave a 3month wavier not to charge for any sewer charges too back in march.

Also on the electrical the inspector David was out looking at the wiring and took pictures of the wire for the three way switches to make sure the proper wire was used for the application as well. All the wire ran in the downstairs of the house is all 12gauge wire i can submit pictures showing 12gauge. It is just the older 12 gauge that still uses the white cover so it looks like the 14ga wire. On the wire cover of the Romex wire the cover reads 12ga wiring. It is all ran with a ground wire and all upstairs of the house has the yellow cover on that wiring which is 12gauge and can be seen far away. The wiring is ran above headed down stairs and if anything just a small bit of wiring is ran inside the walls and had been checked and tested by the licensed electrician as well. I'll supply picture of the electrical cable inside the house showing that it is indeed 12ga three wire (3) black, white and ground.

Framing for the main beam up stairs and the lower beams for the foundation were installed and step by step with Lynn engineering we called them out for the inspection to proceed further on any other items. The back door has been installed and is wind proof approved and LYNN engineering gave the go ahead on the back door for the house.

The house has been cleaned up of debris quite a bit than the very first time all did walk the property and all trash has been thrown out in a dumpster. Also this house is the last standing memory I have of my own parents and that my children and nephew have of their own grandparents as well. Like I mentioned before this house was an old summer home for the nuns at the Schoenstat sisters from Lamar which were in Lamar and dedicated on October 18, 1959 when they arrived to Rockport Texas. On another note my Grandfather which is my Dads Dad was born in 1898 and lived and raised an entire family in Rockport TEXAS as well, a family of 7 were raised in rockport and more than 4 continued their whole life in rockport. The town has a lot of great memories and history which means a lot to our entire family as well.

Glad to hear you ordered the pizza and gave it a try it is something different than a regular pizza and worth the try as well.

Thank you again for your time and any update is greatly appreciated as well.

Sincerely,
Sergio Garza
480-650-5957

> On Apr 4, 2025, at 6:34 AM, Carey Dietrich <cdietrich@cityofrockport.com> wrote:
>

> Good morning, Sergio,
>
> I did order the pizza and it was really good. A little pricey but worth it.
>
> Neither Robert nor I can extend the permit any further, only the Board can extend it. We are trying to schedule a meeting for May 21st and will let you know as soon as the Board confirms a quorum.
>
> Not great news, I know, but unfortunately the only news I have at the moment.
>
> Carey Dietrich, CBO
> Director Building & Development
> Community Planner
> TSBPE #3262
> 361/790-1125 ext 226
> 361/463-1833 (cell)
>
>
> <https://cityofrockport.com/>
>
> "Success is not final, failure is not fatal: it is the courage to continue that counts."
> - Winston Churchill
>
> ATTENTION PUBLIC OFFICIALS!
> A "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender. Please note that any correspondence, such as e-mail or letters, sent to City staff or City officials may become a public record and made available for Public/media review.
>
>
>
> -----Original Message-----
> From: ser G <donlimon24@gmail.com>
> Sent: Thursday, April 3, 2025 5:19 PM
> To: Carey Dietrich <cdietrich@cityofrockport.com>
> Subject: Permit information.update
>
> WARNING: This email is from an external source. Do not click links or open attachments without positive sender verification of purpose. Never enter Username, Password or sensitive information on linked pages from this email. If you are unsure about the message, please forward to itstaff@cityofrockport.com for assistance.
>
>
> Hello Carey, This is Sergio with 602 E Cornwall seeing about the extension for the remodel permit on the project. Permit number #24-00468 for the remodel and we did schedule for a framing, electrical and plumbing rough as well.
>
> We did just have the mechanical contractor pull the permit for the HVAC work on the property as well. PERMIT # 25-000338 issued on 3/10/25
>
> We do have the scope of work which has been completed under the guidance of Lynn engineering for the foundation and framing for the WP1 work. Also the plumbing rough extension #24-001823 for the new plumbing lines. Work is in progress to get completed at the property and all the duct work and equipment has been ordered by the mechanical contractor for the project too. If you could please give us an update on the remodel permit and the property as well.
>
> Also by the way did you happen to order the Chicago Deep Dish Pizza online from the last meeting back in February?
>
> Just following up to see what you thought of the pizza and if you would recommend it to anyone else.
>

EXPIRED 3/15/2025

City of Rockport, TX

2751 S H 35 Bypass
Rockport, TX 78382

Ph: (361) 790-1125
Fax: (361) 729-6476

Inspection Request Line:
(361) 790-1177

Building Permit Remodel (R)

#24-000468

Project Description:

Issued on: 03/22/2024 at 3:00 PM by: Belinda Garcia



ADDRESS

602 E CORNWALL ST,
Rockport, TX 78382

LEGAL

Smith And Wood, Block
10, Lot 14 Thru 16

PERMIT HOLDER

HE LLC
HE LLC
(361) 425-5314

OWNERS

- Annette & Sergio G &
Joe H Jr Garza
- Annette Garza
- JOE H GARZA, JR
- Sergio G Garza

INSPECTIONS

3

1. Building Foundation (R)
2. Building Framing (R)
3. Building Final (R)

INFORMATION FIELDS

Notice	Yes
Square Feet	2857
Describe Work	SCOPE OF WORK IN THE DOCUMENT
Utilities	Public Sewer
WPI-1 Document	Blank.pdf

FEE	TOTAL	PAID	DUE
square foot	\$ 285.70	\$ 285.70	\$ 285.70
TOTALS	\$ 285.70	\$ 285.70	\$ 0.00

The granting of this permit does not presume to give authority to violate or cancel the provisions of City, State, or other local laws regulating construction or the performance of construction. All provisions, laws, and ordinances governing this type of work shall be complied with, whether specified or not and shall be enforced at any and all times.

PERMIT EXPIRED 4/21/2025

City of Rockport, TX

2751 S H 35 Bypass
Rockport, TX 78382

Ph: (361) 790-1125
Fax: (361) 729-6476

Inspection Request Line:
(361) 790-1177

Plumbing Permit (R)

#24-001823

Project Description: NEW PLUMBING LINES

Issued on: 10/24/2024 at 10:20 AM by: Chris Hernandez



ADDRESS

602 E CORNWALL ST,
Rockport, TX 78382

LEGAL

Smith And Wood, Block
10, Lot 14 Thru 16

PERMIT HOLDER

MARTINEZ PLUMBING,
INC
MARTINEZ PLUMBING
(361) 230-4444

COLLABORATORS

- MARTINEZ
PLUMBING, INC
*MARTINEZ
PLUMBING*
(361) 230-4444

OWNERS

- Annette & Sergio G &
Joe H Jr Garza
- Annette Garza
- JOE H GARZA, JR
- Sergio G Garza

INSPECTIONS

8

- | | |
|---|---|
| 1. Plumbing Drainage, Waste & Vent
Rough (R) | 5. Plumbing Sewer Yard Line (R) |
| 2. Plumbing Water Heater (R) | 6. Plumbing Water Yard Line/Gas Yard
Line(R) |
| 3. Plumbing Rough (R) | 7. Gas Final/Meter Release (R) |
| 4. Plumbing Top-Out/Gas Line (R) | 8. Plumbing Final (R) |

INFORMATION FIELDS

Notice	Yes
Square Feet	2857

FEE	TOTAL	PAID	DUE
Plumbing Square Foot Calculation	\$ 285.70	\$ 285.70	\$ 285.70
TOTALS	\$ 285.70	\$ 285.70	\$ 0.00

The granting of this permit does not presume to give authority to violate or cancel the provisions of City, State, or other local laws regulating construction or the performance of construction. All provisions, laws, and ordinances governing this type of work shall be complied with, whether specified or not and shall be enforced at any and all times.

City of Rockport, TX

2751 S H 35 Bypass
Rockport, TX 78382

Ph: (361) 790-1125
Fax: (361) 729-6476

Inspection Request Line:
(361) 790-1177

Mechanical Permit (R)

#25-000338

Project Description: Installing a split system for the down stairs dwelling area to cover the living space. Outdoor condenser unit will be installed and an air handler with supply and return ducts.

Issued on: 03/10/2025 at 1:48 PM by: Chris Hernandez



ADDRESS

602 E CORNWALL ST,
Rockport, TX 78382

LEGAL

Smith And Wood, Block
10, Lot 14 Thru 16

PERMIT HOLDER

TEJAS AIR COMFORT
JUAN CEDILLO
(832) 492-9439

COLLABORATORS

- TEJAS AIR
COMFORT
JUAN CEDILLO
(832) 492-9439

OWNERS

- Annette & Sergio G &
Joe H Jr Garza
- Annette Garza
- JOE H GARZA, JR
- Sergio G Garza

INSPECTIONS

5

- | | |
|---------------------------------|-------------------------------------|
| 1. Mechanical Change Out (R) | 4. Mechanical Gas Meter Release (R) |
| 2. Mechanical Rough (R) | 5. Mechanical Final (R) |
| 3. Mechanical Above Ceiling (R) | |

INFORMATION FIELDS

Legal Description	Outdoor condenser unit, indoor air handler, supply ducts and return duct
Notice	Yes
Square Feet	2478
Mail Address	14014 Burtcliff St
Zip	77060
License Number	80127C
NAME	Juan Cedillo
ADDRESS	14014 Burtcliff st Houston TX 77060
Building Permit Number (if applicable)	24000468
Fuel Type	Natural Gas

FEE	TOTAL	PAID	DUE
mechanical square foot	\$ 247.80	\$ 247.80	\$ 247.80
TOTALS	\$ 247.80	\$ 247.80	\$ 0.00

The granting of this permit does not presume to give authority to violate or cancel the provisions of City, State, or other local laws regulating construction or the performance of construction. All provisions, laws, and ordinances governing this type of work shall be complied with, whether specified or not and shall be enforced at any and all times.



15May25 15:09 Points 1

602 E Cornwall St, Rockport TX 78382, US © May 15, 2025 at 3:09 PM









STAFF REPORT

Code Enforcement Department | Judy Emerson, Code Enforcement Officer
2751 SH 35 Bypass, Rockport, TX 78382
Phone: (361) 556-5310, ext. 2383 | Email: jemerson@cityofrockport.com



PROPERTY ADDRESS/LOCATION
1122 N Ann

APPLICANT/PROPERTY OWNER
Rexford Ledbetter

LEGAL DESCRIPTION
Lts 11 & 12, Blk 243, Smith & Wood

PUBLIC HEARING/HEARING DATE(S)
Review-Thursday, July 18, 2024

BRIEF SUMMARY OF REQUEST

Building Official, Carey Dietrich, is requesting the B&S Commission review the case and consider granting an extension for six (6) months to Mr. Ledbetter to complete the repairs and bring the structure up to code.



MAP SOURCE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-1	Residential	R-1 Residential	3,813 sq ft of living area Single Family Home	100 X 128 12,800 SQFT

STAFF RECOMMENDATION

REPAIR

REPAIR WITH CONDITIONS

DEMOLISH

PROPERTY HISTORY

6/26/2023 – CE Officer Emerson presented the structure to the B&S Commission requesting the finance company be allowed six (6) months to sell or rehab the property. If the property was sold the new owner would have 6 months from date of sale to rehab the structure.

9/14/2023 – Mr. Rexford Littleton purchased the property;

9/18/2023 – Building Permit issued for general remodel

9/25/2023 – Electric permit pulled for total rewire and upgrade service

1/31/2024 – Plumbing Permit issued for repairs and upgrade to code

4/5/2024 – Work stopped due to no engineering submitted for structural work being done/not included on permit

7/10/2024 – Staff met with Mr. Luis De LA Garza and Mr. Rex Littleton to discuss the path forward.

Staff recommends the demolition order should state: a 6 month extension is granted with the stipulation that the work must be substantially completed in the 6 months or the demolition order will be executed.

SEE ATTACHED SUPPORTING DOCUMENTS



Rex Ledbetter
298 S.H. 188
Rockport, TX 78382

May 14, 2024

Re: 1122 N Ann St., Rockport, TX 78382 – Beam and Ceiling Joist Specification

Dear Mr. Ledbetter,

The intent of this letter is to document, based on my independent and unbiased engineering judgement, a specification for the ceiling framing in the structure located at the subject address. An onsite assessment was performed on Tuesday, April 30, 2024.

Correction for the undersized ceiling framing as found in the onsite assessment is as follows:

1. Provide temporary support(s) as necessary for existing framing.
2. Remove existing joists, beam, hardware, etc.
3. Install (4) 1 $\frac{3}{4}$ "x14" LVL in place of the existing beam following standard framing practices.
 - a. Provide (4) full height studs at each end of the beam for bearing.
4. Install 2"x12" SP#2 ceiling joists at 24" on center.
 - a. Attach each ceiling joist to beam with Simpson LUS210 joist hanger (or better).

Sincerely,

Les Selensky, P.E.
Principal
WindShore Engineering, LLC

Les Selensky, P.E.

A circular professional engineer seal for the State of Texas. The seal features a five-pointed star in the center. The text around the star reads "STATE OF TEXAS" at the top and "PROFESSIONAL ENGINEER" at the bottom. In the middle, it says "LESLIE J. SELENSKY" and "85581 LICENSED".

5-14-2024



July 12, 2024

Ramesh Ram Hingorane Dba: Rane Enterprises
361.212.6540 CivilStructural@hotmail.com
Licensed P.E. in Texas, Louisiana, Alabama, Wyoming, Arizona

EMAIL: **civilstructural@hotmail.com**
(361) 212-6540

1122 N ANN ST, ROCKPORT, TX 78382

JULY 12, 2024

CLIENT: REX J. LEDBETTER

REI Project No. 02252024FSC

ENGINEER'S LETTER

Rane Enterprises (RE) or their Licensed associate will provide the engineered stamped plans as requested by the City of Rockport.

Respectfully Submitted,

July 12, 2024



Ramesh Ram Hingorane, P.E.
State of Texas Licensed Professional Engineer
License No.: 72688
Texas Firm Reg.: 11602



UPPER DECK (BALCONY) REPAIR RECOMMENDATIONS (ENGINEER'S OPINION)

Wednesday, September 20, 2023

Client:
RFL Properties LLC
Rex J. Ledbetter



Location:
1122 N Ann St, Rockport, TX 78382

SCOPE OF SERVICES

The following report has been authorized by Mr. Rex J. Ledbetter and we conducted a visual and non-destructive type of inspection for observations. The scope includes a study of the possible repair recommendations to render the balcony structure in the front of the home as safe as feasible.

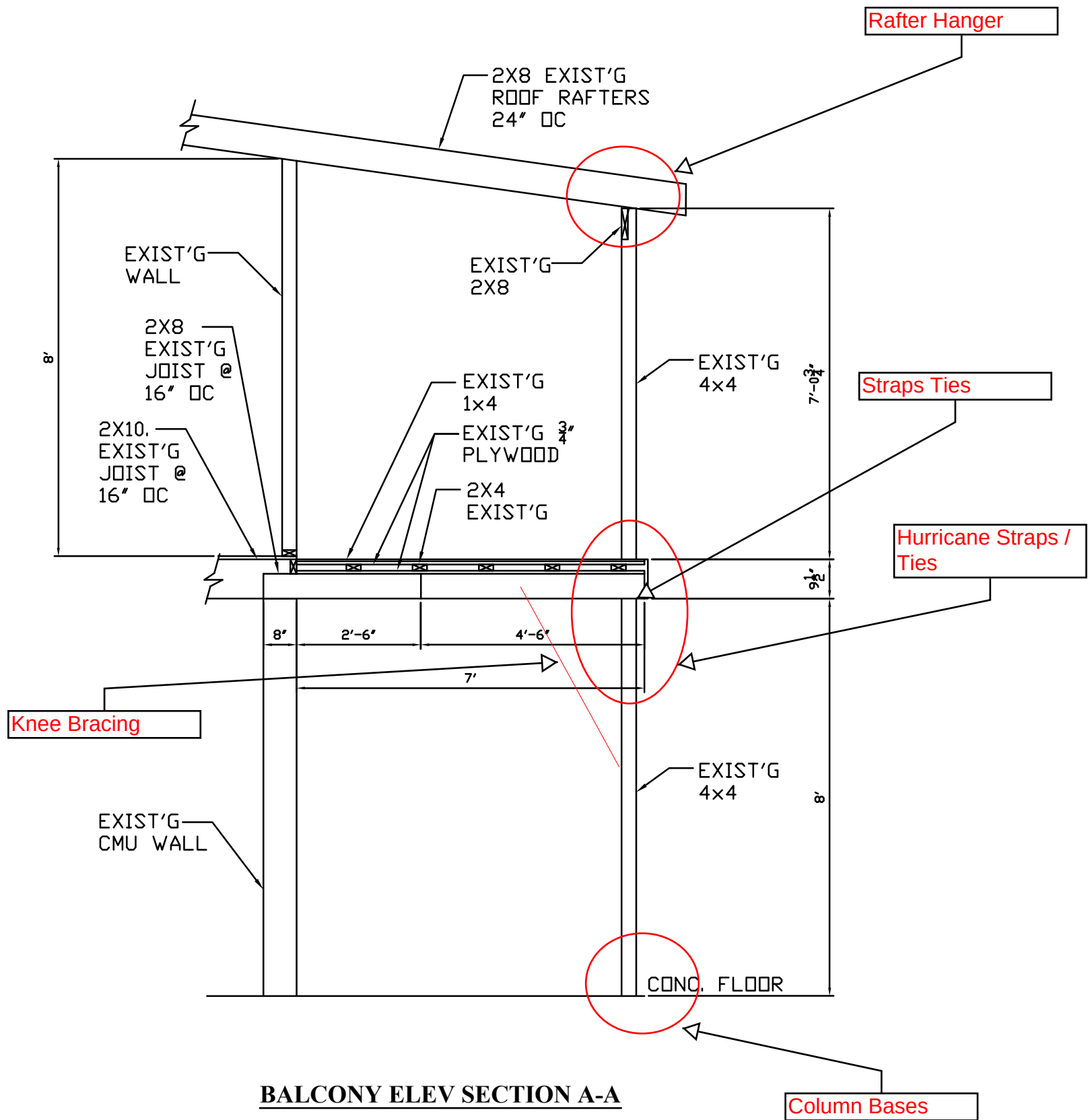
It is a report of first impressions which were developed after interviewing Mr. Rex J. Ledbetter regarding the history of the property and performance of the structure. Visual observations were made.

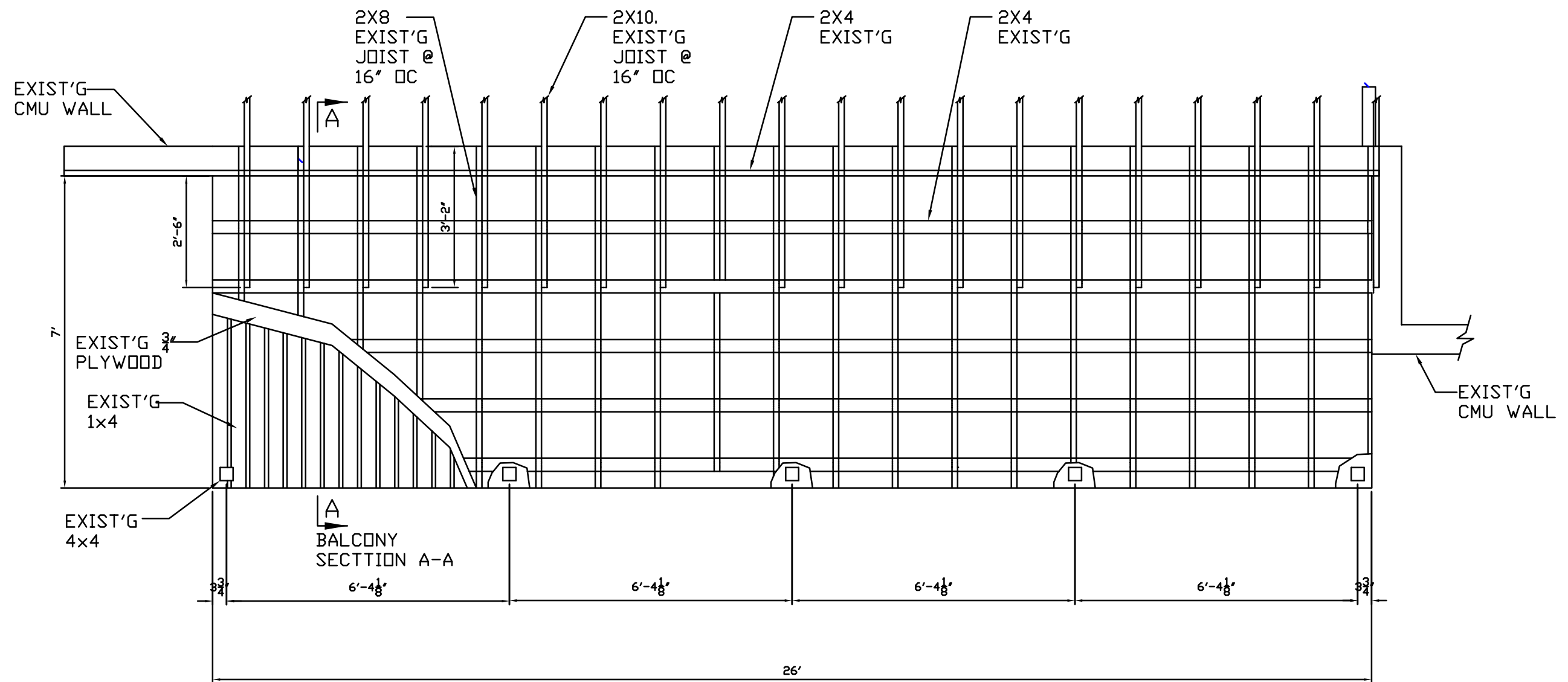
DESCRIPTION OF PROPERTY

The structure is a 2-level residential home built in 1971, with several upgrades made in later years. The composition roof was just re-done in 2020 and all new custom-made impact-resistant windows were installed on the second level. Because the home is already down to the studs, inspections, repairs, and reinforcements are easily executable. The original construction is concrete block with wood siding cladding, on concrete slab foundation.

FRONT UPPER DECK (BALCONY) REPAIR RECOMMENDATIONS

- ✓ CONNECT EXISTING 4X4 WOOD COLUMNS AT THE TOP TO THE HEADER BEAM AND ON THE BOTTOM TO THE CONCRETE FLOOR. SEE TENSION TIES, STRAP TIE, DETAIL PAGES LATER IN THIS REPORT.
- ✓ UTILIZE WIND-RATED CONSTRUCTION METHODS AS PER THE TDI WINDSTORM REQUIREMENTS.
- ✓ ADDING DIAGONAL KNEE-BRACING FROM THE EDGE OF THE BALCONY FLOOR TO THE 4X4 COLUMNS IS RECOMMENDED.
- ✓ HURRICANE TIES ARE RECOMMENDED AT BEAM-TO-COLUMN CONNECTIONS.
- ✓ ATTACH ROOF RAFTERS TO HEADER BEAM AND COLUMNS WITH RAFTER HANGERS – DETAILS ON PAGES LATER IN THIS REPORT.
- ✓ THE FLOOR OF THE BALCONY DECK SHALL BE REINFORCED WITH SOLID BOARD WHEREVER DETERIORATION IS SEEN.
- ✓ GUARDRAIL POST CONNECTIONS TO THE FLOOR SHALL BE REINFORCED WITH APPROPRIATE CONNECTORS.





BALCONY PLAN

LTT/HTT

Tension Ties

Tension ties offer a solution for resisting tension loads that are fastened with nails or Strong-Drive® SD Connector screws. The new LTT2 light tension tie, designed for wood joist attachments to concrete or masonry walls, features two separate nailing patterns: obround holes spaced 3" apart for I-joist purlins and square holes spaced to accommodate the narrow face of 2x solid-sawn purlins. LTT2 may also be installed vertically on the wide face of a minimum 2x4 stud for holdown application. It features an extruded anchor bolt hole to accommodate $\frac{3}{4}$ ", $\frac{5}{8}$ " and $\frac{1}{2}$ " bolt diameters.

The LTTI31 is designed for wood chord open-web truss attachments to concrete or masonry walls and may also be installed vertically on a minimum 2x6 stud.

The HTT4 and HTT5 tension ties feature an optimized nailing pattern which results in better performance with less deflection. HTT5KT is sold as a kit with the holdown, bearing plate washer and Strong-Drive SD Connector screws.

The HTT5- $\frac{3}{4}$ is designed to use a $\frac{3}{4}$ "-diameter anchor bolt.

When using LTT or HTT tension ties with unreinforced concrete masonry, $\frac{3}{4}$ " post-installed anchor bolts are commonly used.

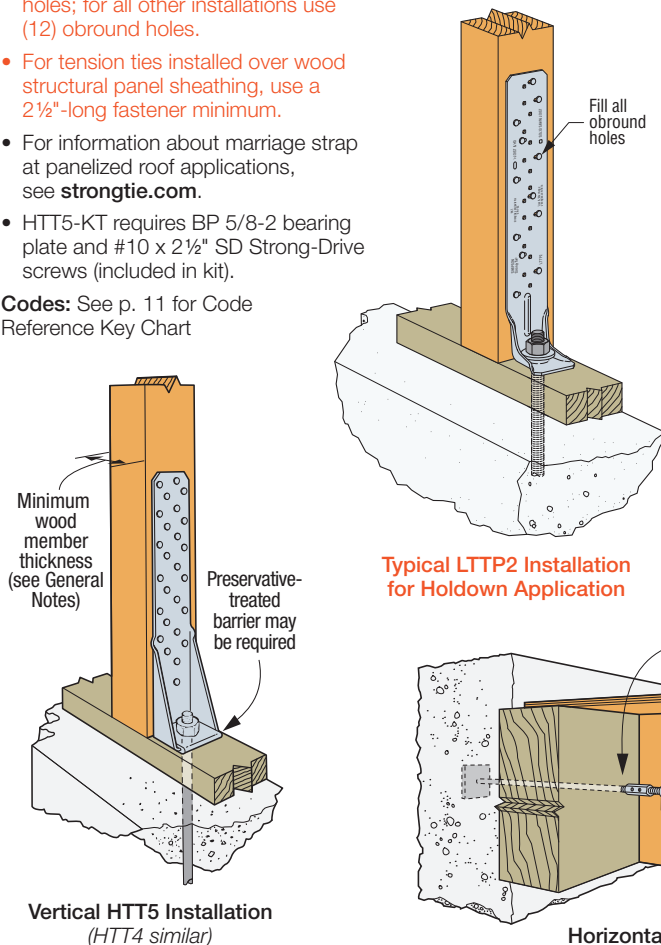
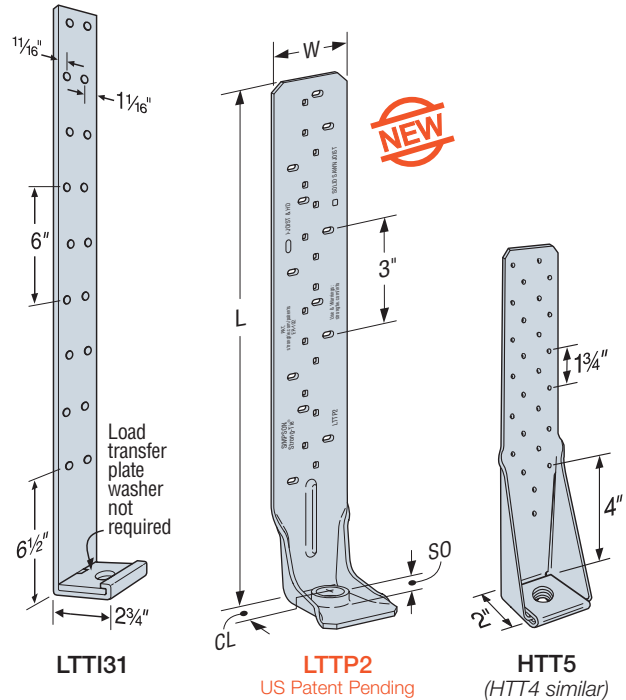
Material: See table

Finish: Galvanized. May be ordered HDG; contact Simpson Strong-Tie.

Installation:

- See Holdown and Tension Tie General Notes on pp. 49–50.
- LTT2 — one standard cut-washer is required when using $\frac{1}{2}$ " and $\frac{5}{8}$ " anchor bolts; and no additional washer is required for $\frac{3}{4}$ " anchor bolts.
- LTT2 — For installations on narrow edge of solid sawn (2x, 3x) joists use (15) square holes; for all other installations use (12) obround holes.
- For tension ties installed over wood structural panel sheathing, use a 2½"-long fastener minimum.
- For information about marriage strap at panelized roof applications, see strongtie.com.
- HTT5-KT requires BP 5/8-2 bearing plate and #10 x 2½" SD Strong-Drive screws (included in kit).

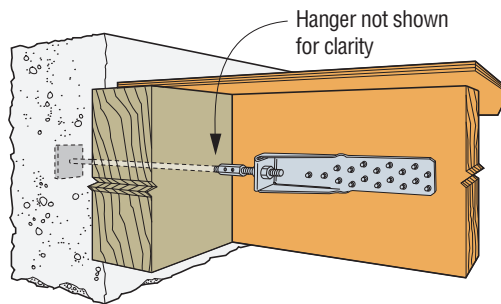
Codes: See p. 11 for Code Reference Key Chart



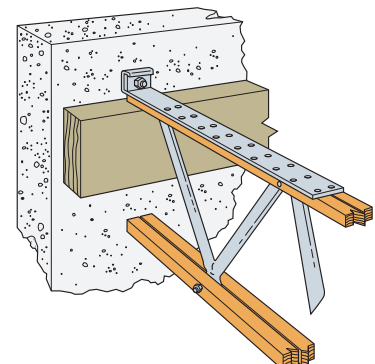
Typical LTT2 Installation for Holdown Application

Typical LTT2 Installation for Solid Sawn Joist

Typical LTT2 Installation for I-joist



Horizontal HTT Installation



Horizontal LTTI31 Installation

LTT/HTT

Tension Ties (cont.)

These products are available with additional corrosion protection. For more information, see p. 14.



Many of these products are approved for installation with Strong-Drive® SD Connector screws. See pp. 348–352 for more information.

Model No.	Ga.	Dimensions (in.)			SO (in.)	Fasteners (in.)		Minimum Wood Member Size (in.)	Allowable Tension Loads (160)		Deflection at Highest Allowable Load (in.)	Code Ref.
		W	L	CL		Anchor Rod Diameter	Wood Fasteners		DF/SP	SPF/HF		
LTT2	10	2 5/16	14 15/16	1 5/8	7/16	1/2, 5/8, 3/4	(15) 0.148 x 2 1/2	1 1/2 x 3 1/2 (narrow edge) ^{4,5}	1,845	1,695	0.104	IBC, FL, LA
						1/2	(12) 0.148 x 1 1/2	1 1/2 x 3 1/2	1,680 ⁶	1,545 ⁶	0.138	
						5/8, 3/4	(12) #9 x 1 1/2" SD	1 1/2 x 3 1/2	2,135	1,965	0.112	
						1/2	(12) #9 x 1 1/2" SD	1 1/2 x 3 1/2	2,320	1,970	0.112	
						5/8, 3/4	(12) #9 x 1 1/2" SD	1 1/2 x 3 1/2	2,570	2,045	0.136	
LTTI31	18	3 3/4	31	1 5/8	1/4	5/8	(18) 0.148 x 1 1/2	3 x 3 1/2	1,350	1,160	0.193	IBC, FL, LA
						5/8	(18) 0.148 x 1 1/2	1 1/2 x 3 1/2	3,000	2,580	0.090	
						5/8	(18) 0.148 x 1 1/2	3 x 3 1/2	3,610	3,105	0.086	
						5/8	(18) 0.162 x 2 1/2	3 x 3 1/2	4,235	3,640	0.123	
						5/8	(18) #10 x 1 1/2" SD	1 1/2 x 5 1/2	4,455	3,830	0.112	
HTT4	11	2 1/2	12 3/8	1 5/8	7/16	5/8	(18) #10 x 1 1/2" SD	3 x 3 1/2	4,455	3,830	0.112	IBC, FL, LA
						5/8	(18) #10 x 1 1/2" SD	3 x 3 1/2	4,455	3,830	0.112	
						5/8	(26) 0.148 x 1 1/2	3 x 3 1/2	4,350	3,740	0.120	
						5/8	(26) 0.148 x 3	3 x 3 1/2	4,670	4,015	0.116	
						5/8	(26) 0.162 x 2 1/2	3 x 3 1/2	5,090	4,375	0.135	
HTT5	11	2 1/2	16	1 3/8	7/16	5/8	(26) #10 x 1 1/2" SD	1 1/2 x 5 1/2	4,555	3,915	0.114	IBC, FL, LA
						5/8	(26) #10 x 2 1/2" SD	3 x 3 1/2	5,445	5,360	0.103	
						5/8	(26) 0.148 x 1 1/2	1 1/2 x 5 1/2	4,065	3,495	0.103	
						5/8	(26) 0.162 x 2 1/2	3 x 3 1/2	5,090	4,375	0.121	
						5/8	(26) #10 x 1 1/2" SD	1 1/2 x 7 1/4	4,830	4,155	0.100	
HTT5-3/4	11	2 1/2	16	1 3/8	7/16	5/8	(26) 0.148 x 1 1/2	1 1/2 x 5 1/2	4,065	3,495	0.103	IBC, FL
						5/8	(26) 0.162 x 2 1/2	3 x 3 1/2	5,090	4,375	0.121	
						5/8	(26) #10 x 1 1/2" SD	1 1/2 x 7 1/4	4,830	4,155	0.100	
						5/8	(26) 0.148 x 1 1/2	1 1/2 x 5 1/2	4,065	3,495	0.103	
						5/8	(26) 0.162 x 2 1/2	3 x 3 1/2	5,090	4,375	0.121	

1. LTTI31 installed flush with concrete or masonry has an allowable load of 2,285 lb.

2. Allowable load for HTT5 with a BP5/8-2 bearing-plate washer installed in the seat of the holdown is 5,295 lb. for DF/SP and 4,555 lb. for SPF/HF.

3. For LTT2, standard cut washer is required when using 1/2" and 5/8" anchor rods.

4. For (15) nail installations on narrow edge of 2x4 (minimum) joist, LTT2 installed flush with concrete or masonry has an allowable load of 2,560 lb. for DF/SP and 2,355 lb. for SPF/HF.

5. LTT2 installed with (15) #9 x 1 1/2" SD screws on narrow edge of 2x joist has an allowable load of 2,105 lb. for DF/SP and 1,935 lb. for SPF/HF.

6. For (12) nail installations on I-joist or wide face of 2x member, LTT2 installed flush with concrete or masonry has an allowable load of 1,950 lb. for DF/SP and 1,795 lb. for SPF/HF.

7. **Fasteners:** Nail dimensions are listed diameter by length. SD screws are Simpson Strong-Tie® Strong-Drive SD Connector screws. See pp. 21–22 for fastener information.

Table 1 — Anchorage Selection Guide for Holdowns Attached to DF/SP Lumber

Holdown on DF/SP Lumber	Stemwall				Slab on Grade			
	Wind and Seismic Design Category A&B		Seismic Design Category C-F		Wind and Seismic Design Category A&B		Seismic Design Category C-F	
	Midwall/Corner	End Wall	Midwall/Corner	End Wall	Midwall/Corner	Garage Curb	Midwall/Corner	Garage Curb
HOU2	6	SSTB16	SSTB24	SSTB24	SSTB16	SSTB16	SSTB20* (2,960)	SSTB24
HOU4	6	SBS/8X24	SBS/8X24	SBS/8X24	SSTB16	SBS/8X24	SSTB20	SBS/8X24
HOU5	6	SBS/8X24	SBS/8X24	SBS/8X24	SSTB20	SBS/8X24	SSTB24	SBS/8X24

Table 2 — Anchorage Selection Guide for Holdowns Attached to SPF/HF Lumber

Holdown on SPF/HF Lumber	Stemwall				Slab on Grade			
	Wind and Seismic Design Category A&B		Seismic Design Category C-F		Wind and Seismic Design Category A&B		Seismic Design Category C-F	
	Midwall/Corner	End Wall	Midwall/Corner	End Wall	Midwall/Corner	Garage Curb	Midwall/Corner	Garage Curb
LTT2	6	SSTB16	SSTB16	SSTB16	SSTB16	SSTB16	SSTB16	SSTB16
LTTI31	6	SSTB16	SSTB24	SSTB24	SSTB16	SSTB16	SSTB16	SSTB24
HTT4	6	SSTB24* (4,295)	SBS/8X24	SSTB24	SSTB16	SSTB24* (4,295)	SSTB20	SBS/8X24
HTT5	8	SSTB28	SSTB28	SSTB28	SSTB28	SSTB28	SSTB28	SSTB28
HD38	8	SSTB28	SSTB28	SSTB28	SSTB28	SSTB28	SSTB28	SSTB28
HD58	8	SSTB28	SSTB28	SSTB28	SSTB28	SSTB28	SSTB28	SSTB28
HOU11	8	SSTB30* (9,505)	PAB8	PAB8	SSTB30	SSTB30	SSTB30	SSTB30
HOU11T	8	SSTB30	PAB8	PAB8	SSTB30	SSTB30	SSTB30	SSTB30
HOU14	—	—	—	—	—	—	—	—
HOU14T	—	—	—	—	—	—	—	—
LTT2	6	SSTB16	SSTB16	SSTB16	SSTB16	SSTB16	SSTB16	SSTB16
LTTI31	6	SSTB16	SSTB24	SSTB24	SSTB16	SSTB16	SSTB16	SSTB24
HTT4	6	SSTB24	SBS/8X24	SSTB24	SSTB16	SSTB20	SSTB16* (3,780)	SBS/8X24
HTT5	8	SBS/8X24	SBS/8X24	SSTB28	SSTB20	SBS/8X24	SSTB24	SBS/8X24

We've made selecting the right anchor bolt for the holdown easier. Check out our Holdown Anchorage Solutions table on p. 44 or the Post-to-Foundation Designer at app.strongtie.com/pfd.



LRUZ

Face-Mount Rafter Hanger

The LRUZ offers an economic alternative for those applications requiring a sloped hanger for rafter-to-ridge connections. Used with solid sawn rafters, the LRUZ's unique design enables the hanger to be installed either before or after the rafter is in place. The field-adjustable seat helps improve job efficiency by eliminating mismatched angles in the field and lead times associated with special orders. The LRUZ offers comparable or better load capacity to other rafter hangers at a reduced cost while using fewer fasteners.

Features:

- The open design and ability to field-adjust the slope make the LRUZ ideal for both retrofit or new applications.
- May be sloped down from 0° (0:12 pitch) to 49° (14:12). For slopes greater than 45°, allowable downloads are 0.85 of table loads.
- May be sloped up from 0° to 45°.
- For added versatility, the fasteners on the face of the hanger are placed high enabling the bottom of the rafter to hang below the ridge beam (see "Max. C₁" dimension).
- Can be installed using nails or Strong-Drive® SD Connector screws.

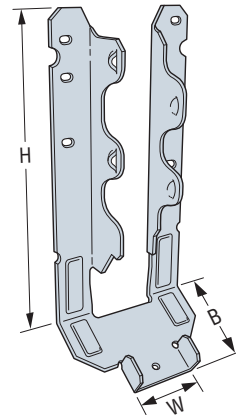
Material: 18 gauge

Finish: ZMAX® coating

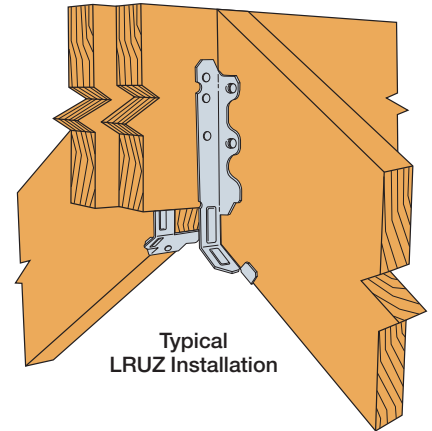
Installation:

- Use all specified fasteners; see General Notes
- Joist fasteners must be installed at an angle through the rafter or joist into the header to achieve the table loads
- See alternate installation on p. 116 for retrofit applications

Codes: See p. 11 for Code Reference Key Chart



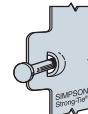
LRU28Z
(other models similar)



Typical LRUZ Installation



Double-Shear Nailing Top View



Dome Double-Shear Nailing Side View

These products are available with additional corrosion protection. For more information, see p. 14.



Many of these products are approved for installation with Strong-Drive® SD Connector screws. See pp. 348–352 for more information.

Standard Installation

Model No.	Dimensions (in.)				Fasteners (in.)		DF/SP Allowable Loads				SPF/HF Allowable Loads				Code Ref.
	W	H	B	Max. C ₁	Face	Joist	Uplift (160)	Floor (100)	Snow (115)	Roof (125)	Uplift (160)	Floor (100)	Snow (115)	Roof (125)	
LRU26Z	1 ¹ / ₁₆	5 ¹ / ₄	1 ¹ / ₁₆	1 ³ / ₄	(4) 0.162 x 3 ¹ / ₂	(5) 0.162 x 3 ¹ / ₂	810	1,030	1,175	1,275	695	885	1,010	1,095	IBC, FL, LA
					(4) 0.148 x 3	(5) 0.148 x 3	600	865	990	990	515	745	850	850	
					(4) #10 x 2 ¹ / ₂ " SD	(5) #10 x 2 ¹ / ₂ " SD	770	1,215	1,395	1,425	660	935	1,075	1,170	
					(4) #10 x 1 ¹ / ₂ " SD	(5) #10 x 2 ¹ / ₂ " SD	770	1,045	1,200	1,305	660	830	950	1,035	
LRU28Z	1 ¹ / ₁₆	6 ¹ / ₁₆	1 ¹ / ₁₆	2 ⁵ / ₈	(6) 0.162 x 3 ¹ / ₂	(5) 0.162 x 3 ¹ / ₂	810	1,315	1,340	1,340	695	1,130	1,150	1,150	
					(6) 0.148 x 3	(5) 0.148 x 3	805	1,050	1,050	1,050	690	905	905	905	
					(6) #10 x 2 ¹ / ₂ " SD	(5) #10 x 2 ¹ / ₂ " SD	1,025	1,480	1,480	1,480	880	1,265	1,270	1,270	
					(6) #10 x 1 ¹ / ₂ " SD	(5) #10 x 2 ¹ / ₂ " SD	1,025	1,390	1,480	1,480	880	1,105	1,270	1,270	
LRU210Z	1 ¹ / ₁₆	8 ³ / ₁₆	1 ¹ / ₁₆	1 ³ / ₄	(6) 0.162 x 3 ¹ / ₂	(7) 0.162 x 3 ¹ / ₂	1,015	1,550	1,620	1,620	875	1,335	1,395	1,395	
					(6) 0.148 x 3	(7) 0.148 x 3	1,015	1,295	1,480	1,495	875	1,115	1,275	1,285	
					(6) #10 x 2 ¹ / ₂ " SD	(7) #10 x 2 ¹ / ₂ " SD	1,510	1,805	1,805	1,805	1,300	1,405	1,550	1,550	
					(6) #10 x 1 ¹ / ₂ " SD	(7) #10 x 2 ¹ / ₂ " SD	1,510	1,570	1,805	1,805	1,300	1,240	1,430	1,550	
LRU212Z	1 ¹ / ₁₆	10 ¹ / ₁₆	1 ¹ / ₁₆	3 ¹ / ₂	(6) 0.162 x 3 ¹ / ₂	(7) 0.162 x 3 ¹ / ₂	1,305	1,550	1,765	1,910	1,120	1,335	1,520	1,645	
					(6) 0.148 x 3	(7) 0.148 x 3	1,305	1,295	1,430	1,430	1,120	1,115	1,230	1,230	
					(6) #10 x 2 ¹ / ₂ " SD	(7) #10 x 2 ¹ / ₂ " SD	1,850	1,820	1,915	1,915	1,590	1,405	1,615	1,645	
					(6) #10 x 1 ¹ / ₂ " SD	(7) #10 x 2 ¹ / ₂ " SD	1,850	1,570	1,805	1,915	1,590	1,240	1,430	1,555	

1. Uplift loads have been increased for earthquake or wind loading with no further increase allowed. Reduce where other loads govern.

2. Allowable loads are based on a minimum 3" carrying member. For single 2x carrying members, use 0.148" x 1¹/₂" nails in the face and 0.148" x 3" in the joist, and reduce the allowable load to 0.81 of the tabulated value for 0.148" x 3" nails. Alternatively, use #10 x 1¹/₂" Strong-Drive® SD Connector screws in the face and #10 x 2¹/₂" SD Connector screws in the joist as shown in the table.

3. **Fasteners:** Nail dimensions are listed diameter by length. SD screws are Simpson Strong-Tie® Strong-Drive® SD Connector screws. See pp. 21–22 for fastener information.

LRUZ

Face-Mount Rafter Hanger (cont.)

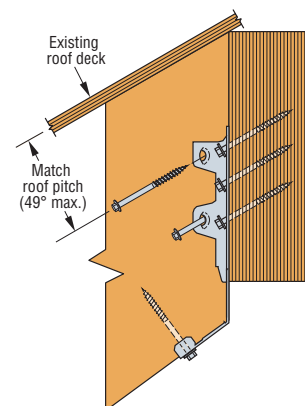
Alternate Installation for Retrofit Applications

When an existing roof deck prevents the horizontal installation of fasteners, #10 x 2½" Strong-Drive® SD Connector screws may be installed sloped upward to match the roof pitch (49° max.). Use table values for an installation with 0.148" x 3" nails when Strong-Drive SD Connector screws are sloped. Nails may not be installed sloped upward.

Alternate Installation for Retrofit

Model No.	Angled Fasteners		DF/SP Allowable Loads				SPF/HF Allowable Loads				Code Ref.
	Face	Joist	Uplift ² (160)	Floor (100)	Snow (115)	Roof (125)	Uplift ² (160)	Floor (100)	Snow (115)	Roof (125)	
LRU26Z	(4) #10 x 2½" SD	(5) #10 x 2½" SD	645	855	980	990	555	730	835	850	IBC, FL, LA
LRU28Z	(6) #10 x 2½" SD	(5) #10 x 2½" SD	805	1,050	1,050	1,050	695	900	900	900	
LRU210Z	(6) #10 x 2½" SD	(7) #10 x 2½" SD	1,100	1,285	1,430	1,430	945	1,095	1,230	1,230	
LRU212Z	(6) #10 x 2½" SD	(7) #10 x 2½" SD	1,305	1,285	1,430	1,430	1,120	1,095	1,230	1,230	

1. Uplift loads have been increased for earthquake or wind loading with no further increase allowed. Reduce where other loads govern.
2. Allowable loads are based on a minimum 3"-thick carrying member.
3. Fasteners may be angled upward a maximum of 49°.
4. **Fasteners:** SD screws are Simpson Strong-Tie® Strong-Drive SD Connector screws. See pp. 21–22 for fastener information.

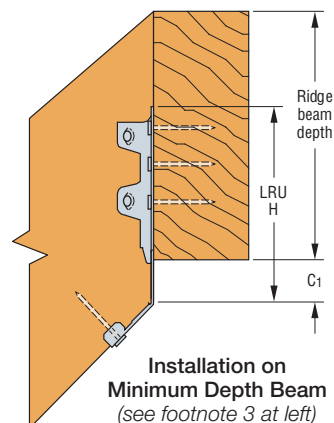


Alternate Installation for Retrofit Applications

Minimum Ridge Beam Depth (in.)

Roof Pitch	LRU26Z		LRU28Z			LRU210Z			LRU212Z	
	Rafter Size		Rafter Size			Rafter Size			Rafter Size	
	2x6	2x8	2x6	2x8	2x10	2x8	2x10	2x12	2x10	2x12
2:12	4½	5½	—	5	7	—	7½	9½	—	8½
3:12	4¼	6	—	5½	7½	—	8	10½	—	8¾
4:12	4¾	6½	—	5¼	7¾	—	8¼	10¾	—	8¾
5:12	4½	6¾	—	5½	7¾	—	8½	10¾	—	9
6:12	4¾	6¾	—	5¾	8	—	8¾	11½	—	9¾
7:12	4¾	6¾	—	6	8¾	6¾	9¼	11½	7½	9¾
8:12	5½	7¼	—	6¾	8¾	7¼	9¾	12	7¾	10¼
9:12	5¾	7¾	—	6¾	9¼	7¾	10½	12¾	8¾	10¾
10:12	5¾	8	4¾	7½	9¾	8	10¾	13½	8¾	11¾
11:12	6	8¾	5½	7½	10¼	8¾	11½	13¾	9¾	12
12:12	6¼	8¾	5¾	7¾	10¾	8¾	11¾	14¾	9¾	12¾
13:12	6¾	9¼	5¾	8¾	11¼	9¼	12½	15½	10¾	13¾
14:12	7	9¾	6½	8¾	11¾	9¾	12¾	15¾	11	14

1. Minimum ridge beam depths shown assume that the rafter and the ridge beam are flush at the top.
2. Minimum ridge beam depths have been determined to ensure the maximum C₁ dimension for the LRU is not exceeded. Deeper ridge beams may be required to support the rafter loads as determined by the designer.
3. Per the 2012/2015/2018/2021 IRC Section R802.3 the ridge is required to be not less in depth than the cut end of the rafter unless the ridge is designed as a beam.
4. Slopes greater than 12:12 are download only.







T and L

Strap Tie

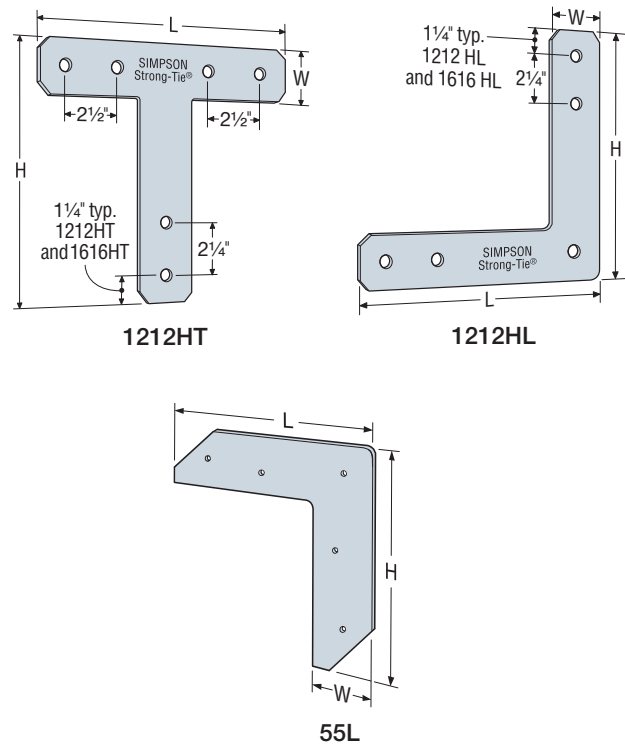
T and L strap ties are versatile utility straps. See Decorative Hardware for aesthetically pleasing options with black powder-coated paint.

Finish: Galvanized; see Corrosion Information, pp. 12–15; also available black powder coat (add PC to sku); contact Simpson Strong-Tie.

Codes: See p. 11 for Code Reference Key Chart

Model No.	Ga.	Dimensions (in.)			Fasteners			Code Ref.
		L	H	W	Nails (in.)	Bolts		
						Qty.	Dia.	
55L	16	4¾	4¾	1¼	(5) 0.148 x 2½	—	—	—
66L	14	6	6	1½	(10) 0.162 x 2½	3	⅝"	
88L	14	8	8	2	(12) 0.162 x 2½	3	½"	
1212L	14	12	12	2	(14) 0.162 x 2½	3	½"	
66T	14	6	5	1½	(8) 0.162 x 2½	3	⅝"	
128T	14	12	8	2	(12) 0.162 x 2½	3	½"	
1212T	14	12	12	2	(12) 0.162 x 2½	3	½"	

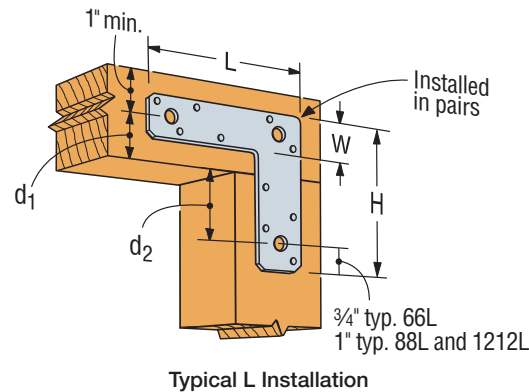
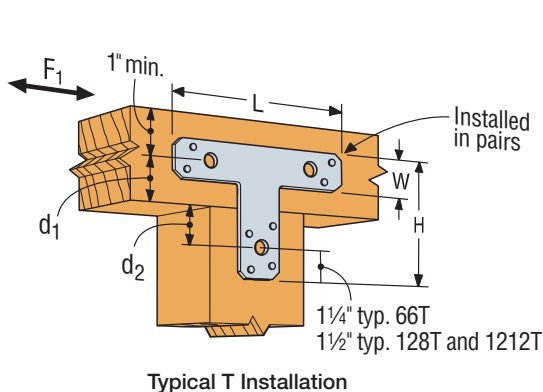
- These connectors are not load rated; may be installed with nails or bolts.
- Fasteners:** Nail dimensions are listed diameter by length. See pp. 21–22 for fastener information.



These products are available with additional corrosion protection. For more information, see p. 14.

Model No.	Ga.	Dimensions (in.)			Minimum Bolt End and Edge Distances (in.)		Bolts		Allowable Loads		Code Ref.
		W	H	L	d1	d2	Qty.	Dia.	Tension/Uplift	F ₁	
									(100/160)	(100/160)	
1212HL	7	2½	12	12	2½	4¾	5	⅝"	1,650	725	—
1616HL	7	2½	16	16	2½	4¾	5	⅝"	1,650	725	
1212HT	7	2½	12	12	2½	4¾	6	⅝"	2,380	915	
1616HT	7	2½	16	16	2½	4¾	6	⅝"	2,380	915	

- 1212HL, 1616HL, 1212HT, and 1616HT are to be installed in pairs with bolts in double shear. A single part with bolts in single shear is not load rated.
- Allowable loads are based on a minimum member thickness of 3½".
- 1212HT and 1616HT loads assume a continuous beam.





ENGINEER’S OPINION

Based on the preceding discussion, statements from the Owners and Contractor, and observations made during a visual inspection of the structure, the opinion of the inspecting Engineer can be summarized as follows:

- The balcony shall be repaired, reinforced, and otherwise stabilized keeping in mind that the structure is in TDI’s listed Wind Catastrophe area.
- Differential settlement of soils is generally observed in this region of Texas, and we recommend the commissioning of a Geotechnical Report with foundation recommendations.
- It is highly recommended to utilize the services of a TDI-approved and listed Windstorm Inspection Engineer to review, inspect, and certify the repairs.

LIMITATIONS OF THIS REPORT

This is a visual inspection only.

The above inspecting firm and inspector endeavor to perform their services in a professional manner consistent with the care and skill ordinarily exercised by structural professionals. No warranty, expressed or implied, other than as set forth herein, is made or intended by this report.

NOTE: ONLY THE ABOVE-MENTIONED RESPONSIBLE PARTY (“Client”) IS ENTITLED TO RELY ON THE CONTENTS OF THIS REPORT.

-----END OF REPORT-----

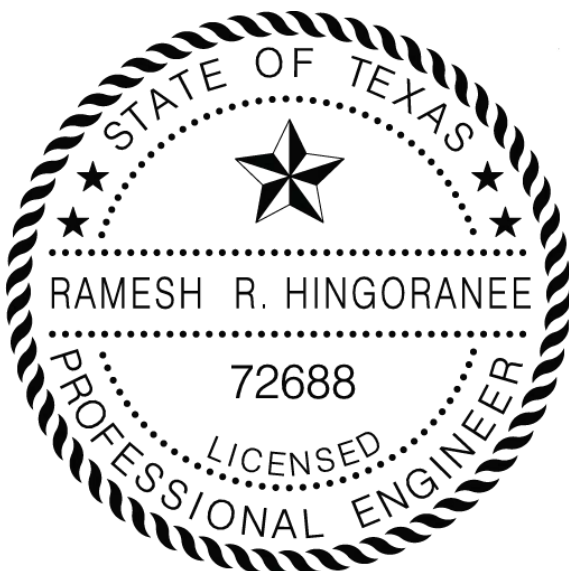
Respectfully Submitted,

Ramesh R. Hingoranee



Ramesh R. Hingoranee, P.E.
State of Texas Licensed Professional Engineer
License No.: 72688
Texas Firm Reg.: 11602

DOWNSTAIRS SELECTED BEAM



Ramesh R. Hingorane

10-02-2023

TEXAS REGISTERED

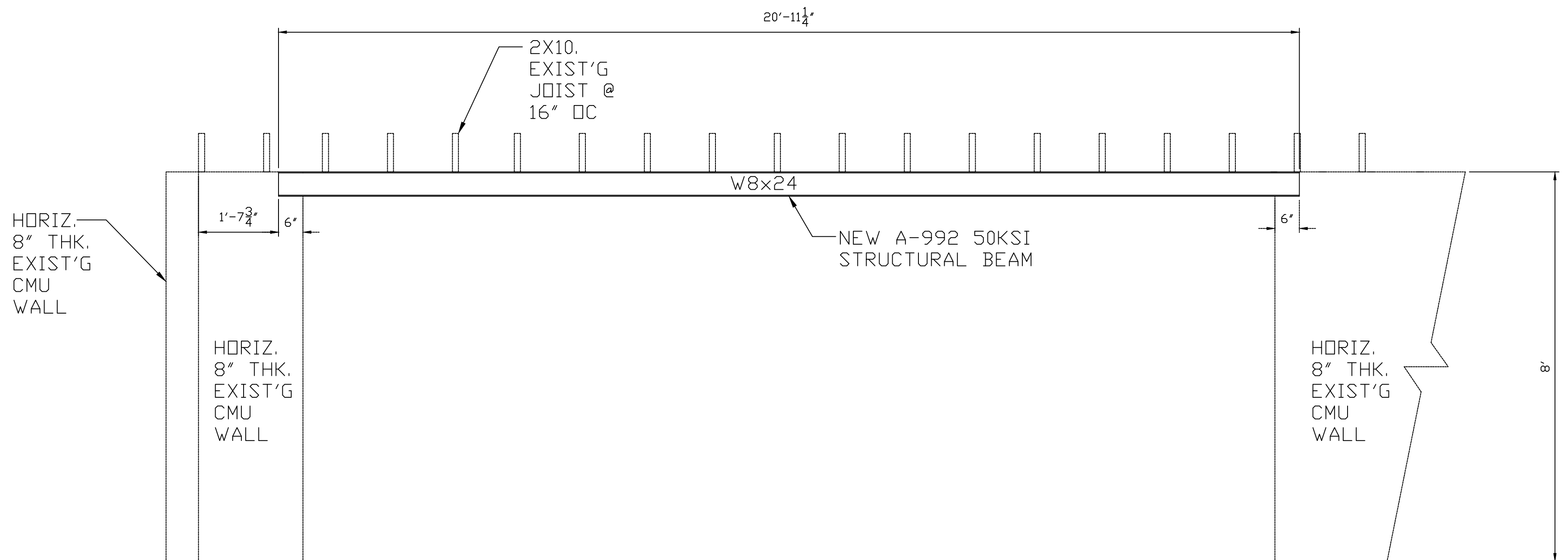
FIRM #: F-11602

**Total Pages: 27
(including this one)**

21' LONG BEAM, SIZE & TYPE:

A-992 50 KSI HOT ROLLED STEEL BEAM

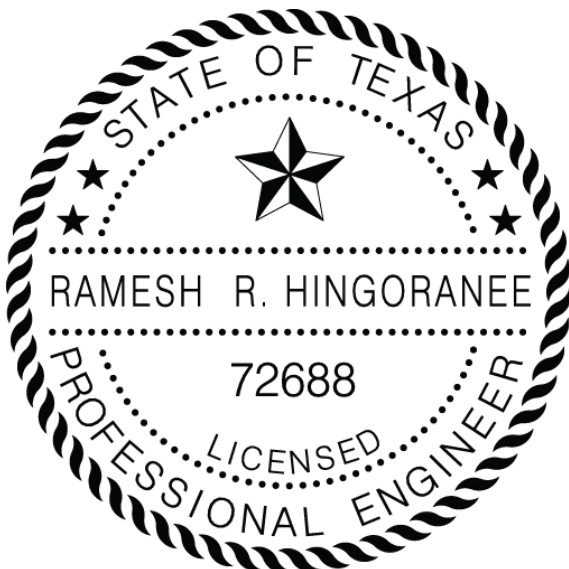
- a) **AISC Rolled Steel Section W8x24**
- b) **lateral bracing at 24" o.c. or less
along its entire length**
- c) **Minimum Bearing Length 6-inches
at Each End / Support**



STRUCTURAL BEAM DOWNSTAIRS

UPSTAIRS SELECTED BEAM

WITH HANGER & CONNECTOR REQUIREMENTS



Ramesh R. Hingorane

10-02-2023

TEXAS REGISTERED

FIRM #: F-11602

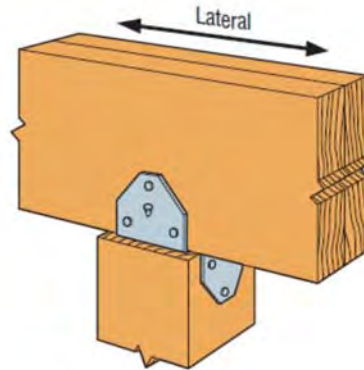
Total Pages: 28

(including this one)

BEAM, SIZE & TYPE:

1-ply 1 1/2" 2.1E RigidLam LVL DF

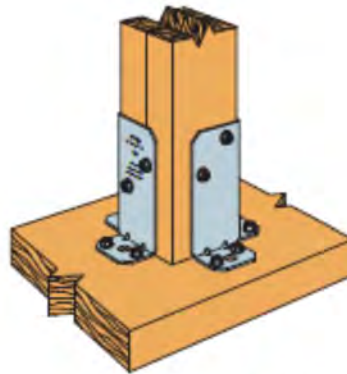
- a) **7-inches Deep**
- b) **lateral bracing at 24" o.c. or less along its entire length**
- c) **Connection to top of stud column, using**



Typical BCS Installation

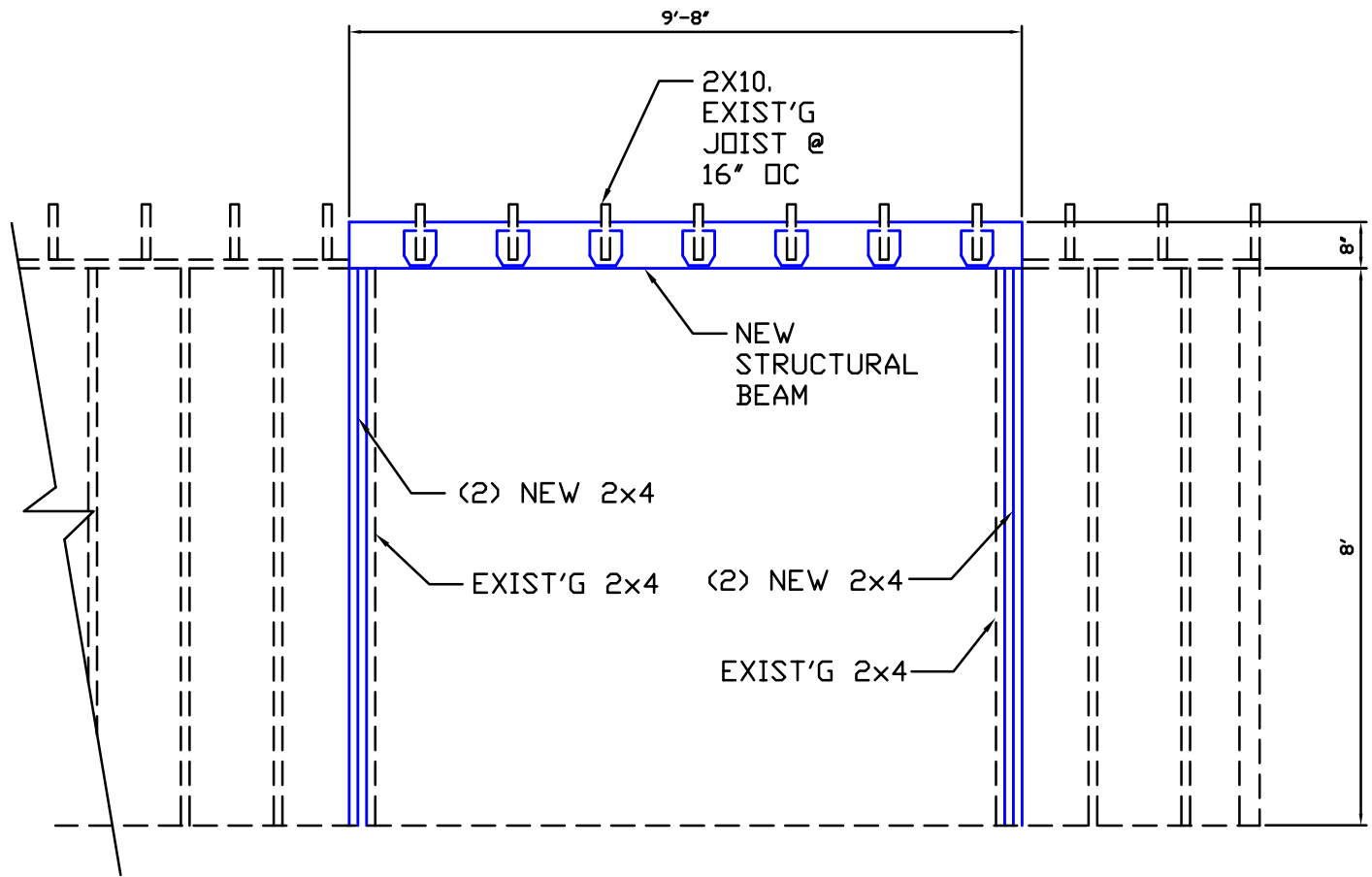
-
- **B C S 2 - 3 / 6 SIMPSON post cap with (12) 0.162" dia. X 3 1/2" long - SDS Connectors to Beam Flange, and (6) 0.162" dia. X 3 1/2" long - SDS Connectors to Post, OR APPROVED EQUAL.**

**d) Connection at base of stud column,
using**



RPBZ Installation
on Wood

-
- **RPBZ SIMPSON retrofit post base with (8) 1/4" x 3" SDS Connectors to Floor Beam, and (8) 1/4" x 1 1/2" SDS Connectors to Post, OR APPROVED EQUAL.**



STRUCTURAL BEAM UPSTAIRS

BEAM SELECTION CALCULATIONS

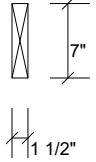
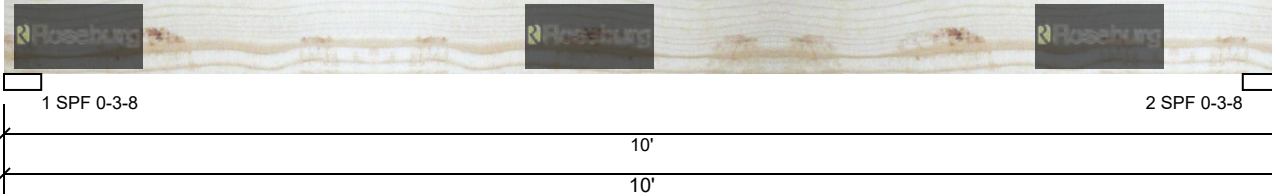
Client:
Project:
Address:

Date: 10/2/2023
Input by:
Job Name:
Project #:

Page 1 of 2

B1 2.1E RigidLam LVL DF 1.500" X 7.000" - PASSED

Level: Level



User Inputs

Design Method:	ASD	Load Sharing:	No	Spans	
Building Code:	IBC/IRC 2015	Importance:	Normal - II	Span 1:	10-0-0
Type:	Girder	Moisture Condition:	Dry	Bearings	
Application:	Floor	Temperature:	Temp <= 100°F	Brg 1:	3.5" SPF
Plies:	1	Decking:	Not Checked	Brg 2:	3.5" SPF
Material Type:	LVL	Defl. LL Span:	L / 480		
Material Name:	2.1E Rigidlam LVL DF	Defl. LL Cant:	L / 240		
Depth:	7	Defl. TL Span:	L / 240		
Width:	1.5	Defl. TL Cant:	L / 120		

Analysis Details

Material Properties

Name	E	Fb	Fcp	Fv	G	Density
2.1E Rigidlam LVL DF	2.1E6	3100	750	290	131250	38

Resistance Factors

Moment Factor	Shear Factor	Comp Perp Factor	Cr-Bending	Cr-Shear	Load Sharing	Ct	Ct (E)
0.56074069211821	1.25	1	1	1	No	1	1

Bare EI	Composite EI	Ct (E) (temp. factor for E)
9.003750E+007	9.003750E+007	1

Load Combinations Checked for Strength (Factors include importance factor)

Comb. No.	Description	Pattern Count	Cd-Duration	D	L	S	W	C
1	D	1	0.9	1	0	0	0	0
2	D+L	1	1	1	1	0	0	0
3	D+C	1	1.25	1	0	0	0	1
4	D+0.75(L+C)	1	1.25	1	0.75	0	0	0.75

Load Combinations Checked for Deflection (Total Loads: Dead + Live Loads)

Comb. No.	Description	Pattern Count	Cd-Duration	D	L	S	W	C
1	D	1	0.9	1	0	0	0	0
2	D+L	1	1	1	1	0	0	0
3	D+C	1	1.25	1	0	0	0	1
4	D+0.75(L+C)	1	1.25	1	0.75	0	0	0.75

Client:
Project:
Address:

Date: 10/2/2023
Input by:
Job Name:
Project #:

B1 2.1E RigidLam LVL DF 1.500" X 7.000" - PASSED

Level: Level

Load Combinations Checked for Deflection (Live Loads)

Comb. No.	Description	Pattern Count	Cd-Duration	D	L	S	W	C
1	L	1	1	0	1	0	0	0
2	C	1	1.25	0	0	0	0	1
3	0.75(L+C)	1	1.25	0	0.75	0	0	0.75

Bearing Calculation (MR: Max Reaction)

Brg. No.	Capacity	Input Length	Req'd Length	Reaction	MR Load Comb.	MR Load Case	MR Dead	MR Live	Uplift
1	425	3.5	3.5	563.9	D+L	L	63.9	500	0
2	425	3.5	3.5	563.9	D+L	L	63.9	500	0

Maximum Moment at Each Member

Mem No.	Span No.	Combination	Load Case	Cd	CL	Resist. Factors	Moment	Span-X	Mr	Mr_orig	Ratio
1	Spn 1	D+L	L	1	0.55	0.55	1283	4-9-4	3385	3385	0.3791

Maximum Shear at Each Member

Mem No.	Span No.	Brg No.	Max	Combination	Load Case	Cd	Res... Fac...	Max Shear	Vr	Ratio
1	Spn 1	1	Yes	D+L	L	1	1	467	2030	0.2299

Maximum Deflection on Span and Cantilever for Total Load (Dead + Live)

Def. Span Desc.	Combination	Load Case	Max Deflection	Span ID	Span-X	Span Analog Length	L / Allowable	L / Actual	Ratio
Critical Span	D+L	L	0.247	Spn 1	4-9-4	9-6-8	240	463.6	0.5177

Maximum Deflection on Span and Cantilever for Live Load Only

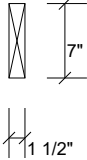
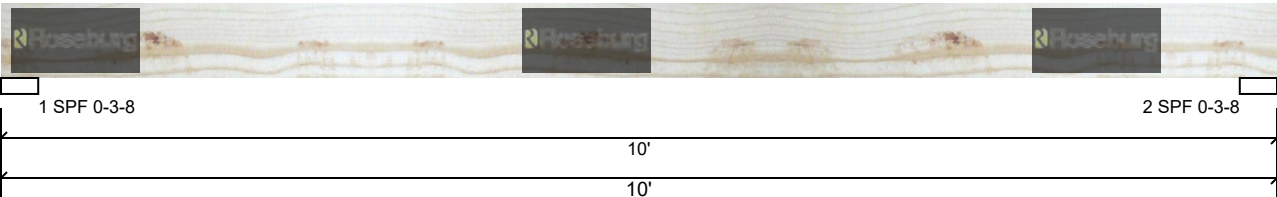
Def. Span Desc.	Combination	Load Case	Max Deflection	Span ID	Span-X	Span Analog Length	L / Allowable	L / Actual	Ratio
Critical Span	L	L	0.219	Spn 1	4-9-4	9-6-8	480	522.8	0.9182

B1

2.1E RigidLam LVL DF

1.500" X 7.000" - PASSED

Level: Level



User Inputs

Design Method:	ASD	Load Sharing:	No	Spans	
Building Code:	IBC/IRC 2015	Importance:	Normal - II	Span 1:	10-0-0
Type:	Girder	Temperature:	Temp <= 100°F	Bearings	
Application:	Floor	Decking:	Not Checked	Brg 1:	3.5" SPF
Plies:	1	Defl. LL Span:	L / 480	Brg 2:	3.5" SPF
Material Type:	LVL	Defl. LL Cant:	L / 240		
Material Name:	2.1E Rigidlam LVL DF	Defl. TL Span:	L / 240		
Depth:	7	Defl. TL Cant:	L / 120		
Width:	1.5				

Analysis Details

Material Properties								
Name	E	Fb	Fcp	Fv	G	Density		
2.1E Rigidlam LVL DF	2.1E6	3100	750	290	131250	38		
Resistance Factors								
Moment Factor	Shear Factor	Comp Perp Factor	Cr-Bending	Cr-Shear	Cd-Duration	Load Sharing	Ct	Ct (E)
0.56074069211821	1.25	1	1	1	1.25	No	1	1
EI (including Ct (E))								
Bare EI	Composite EI	Ct (E) (temp. factor for E)						
9.003750E+007	9.003750E+007	1						

Moment Factor	Value
Importance	1.0000
Duration	1.2500
System Factor Bending KHb	1.0000
Temperature Factor Ft	1.0000
Stability Factor	0.4486
CM_Moment	1.0000
Product	0.5607
Shear Factor	Value
Importance	1.0000
Duration	1.2500
System Factor Shear KHb	1.0000
Temperature Factor Ft	1.0000
CM_Shear_Beam	1.0000
Product	1.2500

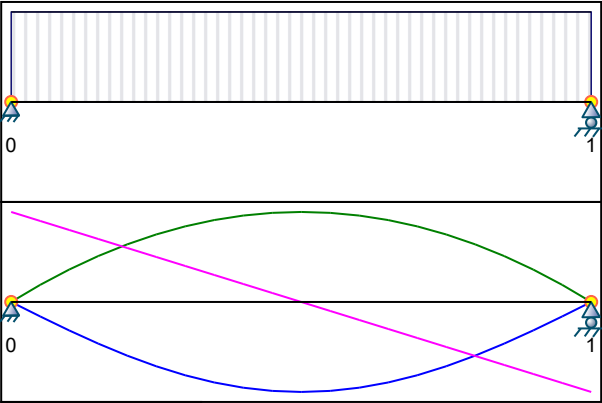
Compression Perp Factor	Value
Importance	1.0000
Temperature Factor Ft	1.0000
CM_CompPerp	1.0000
Product	1.0000
Hanger End	Release Deflection
Left	0.000
Right	0.000

With Deck LL Only

Node	Location	Is Bearing?
0	(0, 0)	Bearing
1	(114.5, 0)	Bearing

Load Combination: L

Load Case:L



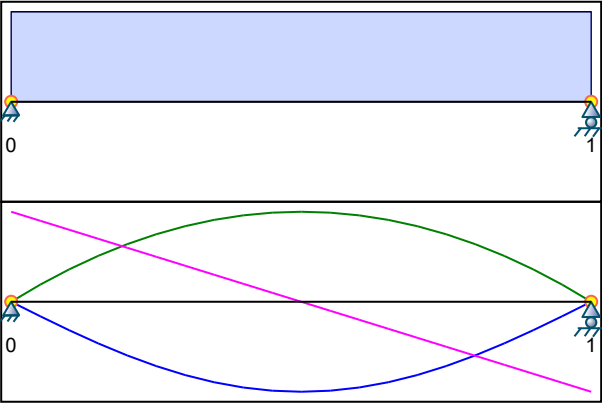
Node Load Y Component
22.9166666666667
22.9166666666667
Nodal Displacement
-0.00578896
0.00000000
0.00578896

Node	Bearing	Reaction
0	0	500.0
1	1	500.0

Member	Deflection	Location	L /	EI				
0	-0.2190	60.02	522.8	90037500				
Member	Type	Start Loc.	End Loc.	Live	Dead	Snow	Wind	Constr
0	Uniform			100.0	0.0	0.0	0.0	0.0
0	Uniform			0.0	0.0	0.0	0.0	0.0

Load Combination: C

Load Case:L



Client:
Project:
Address:

Date: 10/2/2023
Input by:
Job Name:
Project #

Page 3 of 8

Quantity 1

B1 2.1E RigidLam LVL DF 1.500" X 7.000" - PASSED

Level: Level

Node Load Y
Component

1.14583333333333
1.14583333333333

Nodal Displacement

-0.00028945
0.00000000
0.00028945

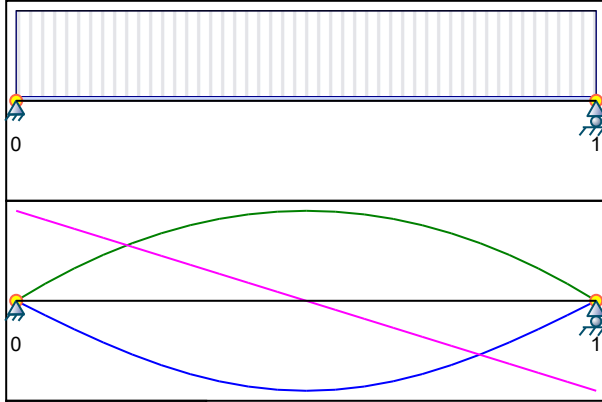
Node	Bearing	Reaction
0	0	25.0
1	1	25.0

Member	Deflection	Location	L /	EI
0	-0.0110	60.02	10455.3	90037500

Member	Type	Start Loc.	End Loc.	Live	Dead	Snow	Wind	Constr
0	Uniform			0.0	0.0	0.0	0.0	5.0
0	Uniform			0.0	0.0	0.0	0.0	0.0

Load Combination: 0.75(L+C)

Load Case: U n i f o r m



Node Load Y
Component

18.046875
18.046875

Nodal Displacement

-0.00455881
0.00000000
0.00455881

Node	Bearing	Reaction
0	0	393.8
1	1	393.8

Member	Deflection	Location	L /	EI
0	-0.1725	60.02	663.8	90037500

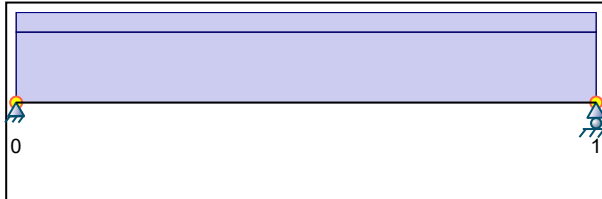
Member	Type	Start Loc.	End Loc.	Live	Dead	Snow	Wind	Constr
0	Uniform			75.0	0.0	0.0	0.0	3.8
0	Uniform			0.0	0.0	0.0	0.0	0.0

With Deck TL

Node	Location	Is Bearing?
0	(0, 0)	Bearing
1	(114.5, 0)	Bearing

Load Combination: D

Load Case: U n i f o r m



Client:
Project:
Address:

Date: 10/2/2023

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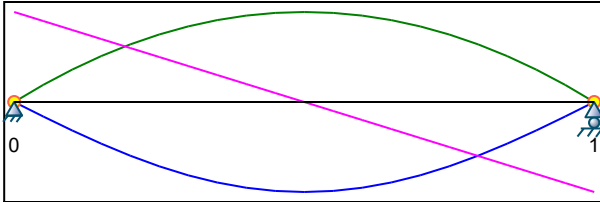
Input by:
Job Name:

Quantity 1

Project #

B1 2.1E RigidLam LVL DF 1.500" X 7.000" - PASSED

Level: Level



Node Load Y
Component
2.92664930555556
2.92664930555556

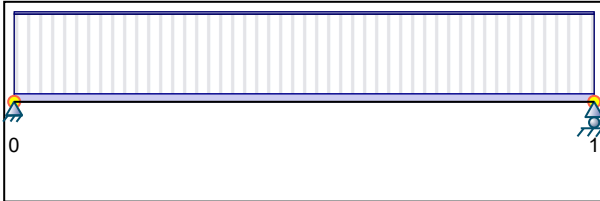
Nodal Displacement
-0.00073930
0.00000000
0.00073930

Node	Bearing	Reaction
0	0	63.9
1	1	63.9

Member	Deflection	Location	L /	EI				
0	-0.0280	60.02	4093.4	90037500				
Member	Type	Start Loc.	End Loc.	Live	Dead	Snow	Wind	Constr
0	Uniform			0.0	10.0	0.0	0.0	0.0
0	Uniform			0.0	2.8	0.0	0.0	0.0

Load Combination: D+L

Load Case:L



Node Load Y
Component
25.8433159722222
25.8433159722222

Nodal Displacement
-0.00652826
0.00000000
0.00652826

Node	Bearing	Reaction
0	0	563.9
1	1	563.9

Member	Deflection	Location	L /	EI				
0	-0.2470	60.02	463.6	90037500				
Member	Type	Start Loc.	End Loc.	Live	Dead	Snow	Wind	Constr
0	Uniform			100.0	10.0	0.0	0.0	0.0
0	Uniform			0.0	2.8	0.0	0.0	0.0

Load Combination: D+C

Load Case:L

Client:
Project:
Address:

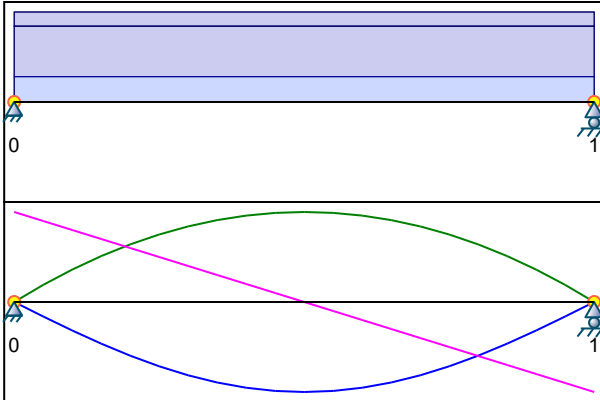
Date: 10/2/2023
Input by:
Job Name:
Project #

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Quantity 1

B1 2.1E RigidLam LVL DF 1.500" X 7.000" - PASSED

Level: Level



Node Load Y
Component
4.07248263888889
4.07248263888889
Nodal Displacement
-0.00102875
0.00000000
0.00102875

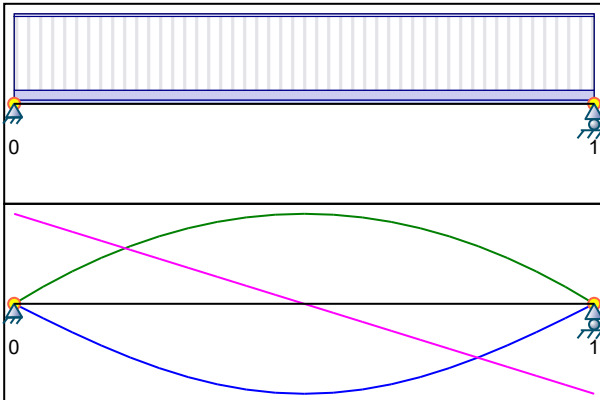
Node	Bearing	Reaction
0	0	88.9
1	1	88.9

Member	Deflection	Location	L /	EI
0	-0.0389	60.02	2941.7	90037500

Member	Type	Start Loc.	End Loc.	Live	Dead	Snow	Wind	Constr
0	Uniform			0.0	10.0	0.0	0.0	5.0
0	Uniform			0.0	2.8	0.0	0.0	0.0

Load Combination: D+0.75(L+C)

Load Case: U n i f o r m



Node Load Y
Component
20.9735243055556
20.9735243055556
Nodal Displacement
-0.00529810
0.00000000
0.00529810

Node	Bearing	Reaction
0	0	457.6
1	1	457.6

Member	Deflection	Location	L /	EI
0	-0.2005	60.02	571.2	90037500

Member	Type	Start Loc.	End Loc.	Live	Dead	Snow	Wind	Constr
0	Uniform			75.0	10.0	0.0	0.0	3.8
0	Uniform			0.0	2.8	0.0	0.0	0.0

Client:
Project:
Address:

Date: 10/2/2023
Input by:
Job Name:
Project #

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Quantity 1

B1 2.1E RigidLam LVL DF 1.500" X 7.000" - PASSED

Level: Level

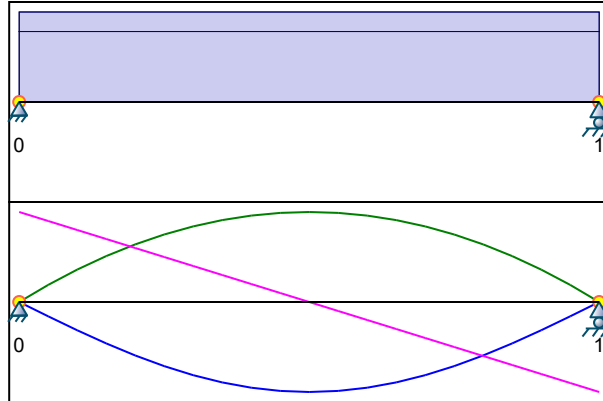
Strength

Node	Location	Is Bearing?
0	(0, 0)	Bearing
1	(114.5, 0)	Bearing

Load Combination: D

Load Case:U n i f o r m

Duration Factor: 0.9



Node Load Y Component
2.92664930555556
2.92664930555556
Nodal Displacement
-0.00073930
0.00000000
0.00073930

Node	Bearing	Reaction
0	0	63.9
1	1	63.9

Zero Moment Locations
0.000
114.500

Edge	Condition	Unbraced Length (in.)	Unbraced Length	MrCompressive	SI Stability
Top	Braced at End Bearings	114.5	9'6 1/2"	1836	0.08
Bottom	Continuous Bracing	0	0	0	0.00

Member	Moment	SI	Location	Segment Length	Lu	Le	CL	Seg. Start	Seg. End
0	145.3	0.048	60.00	114.50	114.50	210.68	0.603	0.00	114.50

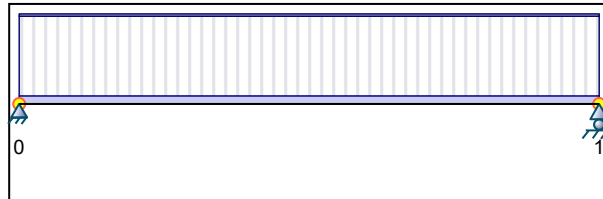
Member	Shear	SI	Location
0	54.296	0.030	10.50
0	-54.296	0.030	109.50

Member	Type	Start Loc.	End Loc.	Live	Dead	Snow	Wind	Constr
0	Uniform			0.0	10.0	0.0	0.0	0.0
0	Uniform			0.0	2.8	0.0	0.0	0.0

Load Combination: D+L

Load Case:L

Duration Factor: 1



Client:
Project:
Address:

Date: 10/2/2023

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Input by:

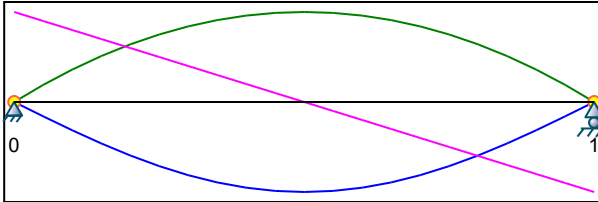
Job Name:

Quantity 1

Project #

B1 2.1E RigidLam LVL DF 1.500" X 7.000" - PASSED

Level: Level



Node Load Y
Component
25.8433159722222
25.8433159722222

Nodal Displacement
-0.00652826
0.00000000
0.00652826

Node	Bearing	Reaction
0	0	563.9
1	1	563.9

Zero Moment
Locations
0.000
114.500

Edge	Condition	Unbraced Length (in.)	Unbraced Length	MrCompressive	SI Stability
Top	Braced at End Bearings	114.5	9'6 1/2"	1862	0.69
Bottom	Continuous Bracing	0	0	0	0.00

Member	Moment	SI	Location	Segment Length	Lu	Le	CL	Seg. Start	Seg. End
0	1283.4	0.379	60.00	114.50	114.50	210.68	0.550	0.00	114.50

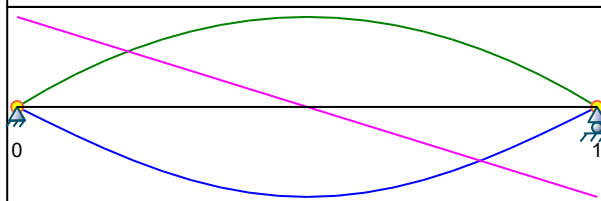
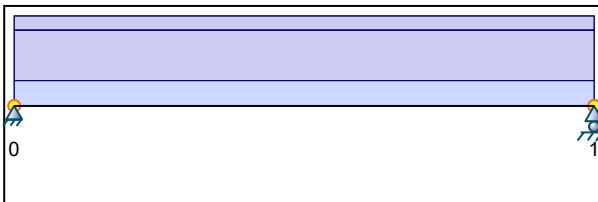
Member	Shear	SI	Location
0	466.796	0.230	10.50
0	-466.796	0.230	109.50

Member	Type	Start Loc.	End Loc.	Live	Dead	Snow	Wind	Constr
0	Uniform			100.0	10.0	0.0	0.0	0.0
0	Uniform			0.0	2.8	0.0	0.0	0.0

Load Combination: D+C

Load Case:L

Duration Factor: 1.25



Node Load Y
Component
4.07248263888889
4.07248263888889

Nodal Displacement
-0.00102875
0.00000000
0.00102875

Node	Bearing	Reaction
0	0	88.9
1	1	88.9

Client:
Project:
Address:

Date: 10/2/2023
Input by:
Job Name:
Project #

Page 8 of 8

Quantity 1

B1 2.1E RigidLam LVL DF 1.500" X 7.000" - PASSED

Level: Level

Zero Moment
Locations
0.000
114.500

Edge	Condition	Unbraced Length (in.)	Unbraced Length	MrCompressive	SI Stability
Top	Braced at End Bearings	114.5	9'6 1/2"	1898	0.11
Bottom	Continuous Bracing	0	0	0	0.00

Member	Moment	SI	Location	Segment Length	Lu	Le	CL	Seg. Start	Seg. End
0	202.2	0.048	60.00	114.50	114.50	210.68	0.449	0.00	114.50

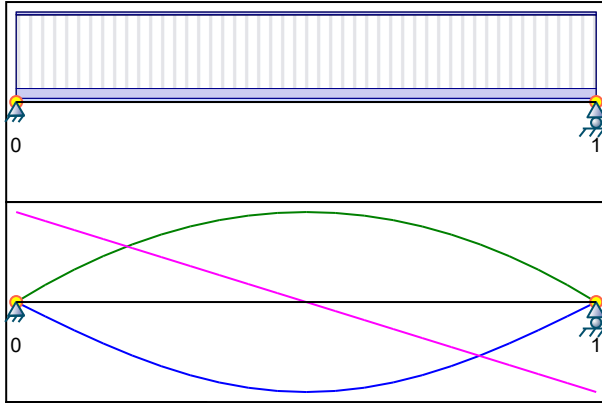
Member	Shear	SI	Location
0	74.921	0.030	10.50
0	-74.921	0.030	109.50

Member	Type	Start Loc.	End Loc.	Live	Dead	Snow	Wind	Constr
0	Uniform			0.0	10.0	0.0	0.0	5.0
0	Uniform			0.0	2.8	0.0	0.0	0.0

Load Combination: D+0.75(L+C)

Load Case: U n i f o r m

Duration Factor: 1.25



Node Load Y
Component
20.9735243055556
20.9735243055556

Nodal Displacement
-0.00529810
0.00000000
0.00529810

Node	Bearing	Reaction
0	0	457.6
1	1	457.6

Zero Moment
Locations
0.000
114.500

Edge	Condition	Unbraced Length (in.)	Unbraced Length	MrCompressive	SI Stability
Top	Braced at End Bearings	114.5	9'6 1/2"	1898	0.55
Bottom	Continuous Bracing	0	0	0	0.00

Member	Moment	SI	Location	Segment Length	Lu	Le	CL	Seg. Start	Seg. End
0	1041.5	0.246	60.00	114.50	114.50	210.68	0.449	0.00	114.50

Member	Shear	SI	Location
0	379.140	0.149	10.50
0	-379.140	0.149	109.50

Member	Type	Start Loc.	End Loc.	Live	Dead	Snow	Wind	Constr
0	Uniform			75.0	10.0	0.0	0.0	3.8
0	Uniform			0.0	2.8	0.0	0.0	0.0

Load Tables, Technical Data and Installation Instructions

Strong-Drive®

SDS HEAVY-DUTY CONNECTOR Screw

Heavy-Duty Simpson Strong-Tie® Connectors

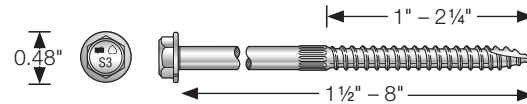
The Simpson Strong-Tie® Strong-Drive® SDS screw is a ¼" diameter high-strength structural wood screw ideal for various connector installations as well as wood-to-wood and EWP fastening applications.

Install Tips: A low-speed ½" drill with a ⅜" hex driver (BITHEXR38-134) is the recommended tool for installation.

Codes/Standards: ICC-ES ESR-2236; City of L.A. RR25711, State of Florida FL9589

U.S. Patents 5,897,280; 7,101,133

For More Product Information, see p. 75



SDS – Allowable Shear Loads-Steel Side-Plate Applications

Size (in.)	Thread Length (in.)	Coating/Material	Model No.	DF/SP Allowable Shear Loads (lb.)			SPF/HF Allowable Loads (lb.)		
				Steel Side Plate Thickness, mil (ga.)			Steel Side Plate Shear, mil (ga.)		
				54 (16)	68 and 97 (14 and 12)	123 (10) or greater	54 (16)	68 and 97 (14 and 12)	123 (10) or greater
¼ x 1½	1	Double-barrier coating	SDS25112	250	250	250	180	180	180
¼ x 2	1¼		SDS25200	250	290	290	180	210	210
¼ x 2½	1½		SDS25212	250	390	420	180	280	300
¼ x 3	2		SDS25300	250	420	420	180	300	300
¼ x 3½	2¼		SDS25312	250	420	420	180	300	300
¼ x 4½	2¾		SDS25412	250	420	420	180	300	300
¼ x 5	2¾		SDS25500	250	420	420	180	300	300
¼ x 6	3¼		SDS25600	250	420	420	180	300	300
¼ x 8	3¼		SDS25800	250	420	420	180	300	300
¼ x 1½	1	Type 316 stainless steel	SDS25112SS	250	250	250	180	180	180
¼ x 2½	1½		SDS25212SS	250	390	420	180	280	300
¼ x 3	2		SDS25300SS	250	420	420	180	300	300
¼ x 3½	2¼		SDS25312SS	250	420	420	180	300	300

1. Screws may be provided with the 4CUT™ or Type-17 point.
2. Allowable loads are shown at the wood load duration factor of $C_D = 1.00$. Loads may be increased for load duration up to a $C_D = 1.60$.
3. Allowable withdrawal load for DF/SP/SCL is 172 lb./in. and for SPF/HF withdrawal is 121 lb./in. Total withdrawal load is based on actual thread penetration into the main member.

4. LSL wood-to-wood applications that require 4½", 5", 6" and 8" SDS screws are limited to interior-dry use only.
5. Minimum spacing requirements are listed in ICC-ES ESR-2236.

Load Tables, Technical Data and Installation Instructions

Strong-Drive®**SDS HEAVY-DUTY CONNECTOR Screw (cont.)**SDS – Allowable Shear Loads – Douglas Fir-Larch and Southern Pine Lumber^{5,6,7}

Size (in.)	Model No.	DF/SP Allowable Shear Loads ² (lb.)												
		Wood Side Plate Thickness (in.)												
		½	⅝	¾	1	1⅛	1¼	1½	1¾	2½	3	3½	4	4½
¼ x 2	SDS25200	145	—	—	—	—	—	—	—	—	—	—	—	—
¼ x 2½	SDS25212	165	165	170	165	—	—	190 ¹	—	—	—	—	—	—
¼ x 3	SDS25300	165	165	170	185	195	205	280 ¹	—	—	—	—	—	—
¼ x 3½	SDS25312	165	165	170	185	195	205	340 ¹	340 ¹	—	—	—	—	—
¼ x 4½	SDS25412	165	165	170	185	195	205	350 ¹	340 ¹	230	200	—	—	—
¼ x 5	SDS25500	165	165	170	185	195	205	350 ¹	340 ¹	230	230	200	—	—
¼ x 6	SDS25600	165	165	170	185	195	205	350 ¹	340 ¹	340 ¹	340 ¹	340 ¹	230	200
¼ x 8	SDS25800	165	165	170	185	195	205	350 ¹	340 ¹	340 ¹	340 ¹	340 ¹	230	230

SDS – Allowable Shear Loads - Spruce-Pine-Fir and Hem-Fir^{5,6,7}

Size (in.)	Model No.	SPF/HF Allowable Shear Loads ² (lb.)												
		Wood Side Plate Thickness (in.)												
		½	⅝	¾	1	1⅛	1¼	1½	1¾	2½	3	3½	4	4½
¼ x 2	SDS25200	105	—	—	—	—	—	—	—	—	—	—	—	—
¼ x 2½	SDS25212	130	135	130	120	—	—	135 ¹	—	—	—	—	—	—
¼ x 3	SDS25300	130	140	140	150	150	145	200 ¹	—	—	—	—	—	—
¼ x 3½	SDS25312	130	140	140	150	155	165	245 ¹	245 ¹	—	—	—	—	—
¼ x 4½	SDS25412	130	140	140	150	155	165	250 ¹	245 ¹	190	160	—	—	—
¼ x 5	SDS25500	130	140	140	150	155	165	250 ¹	245 ¹	190	190	160	—	—
¼ x 6	SDS25600	130	140	140	150	155	165	250 ¹	245 ¹	245 ¹	245 ¹	245 ¹	190	160
¼ x 8	SDS25800	130	140	140	150	155	165	250 ¹	245 ¹	245 ¹	245 ¹	245 ¹	195	195

1. Noted loads are based on testing per ICC-ES AC233 and assume a minimum main member thickness of the screw length minus the side member thickness. All other allowable loads are based on the NDS-2012 and a minimum penetration of $6D = 1.45"$ into the main member.

2. Values are valid for a connection involving only two members. Where the side and main members have different specific gravities, the lower values shall be used.

3. Allowable loads are also applicable to structural composite lumber (e.g., LVL, PSL, and LSL) having an equivalent specific gravity of 0.50 or greater.

4. Allowable loads are shown at the wood load duration factor of

$C_D = 1.00$. Loads may be increased for load duration by the building code up to a $C_D = 1.60$. The Designer shall apply all adjustment factors required per NDS.

5. Loads are based on installation into the side grain of the wood members with the screw axis perpendicular to the wood fibers.

6. Loads apply to corresponding stainless-steel models.

7. For in-service moisture greater than 19% use $C_M = 0.7$.

Load Tables, Technical Data and Installation Instructions

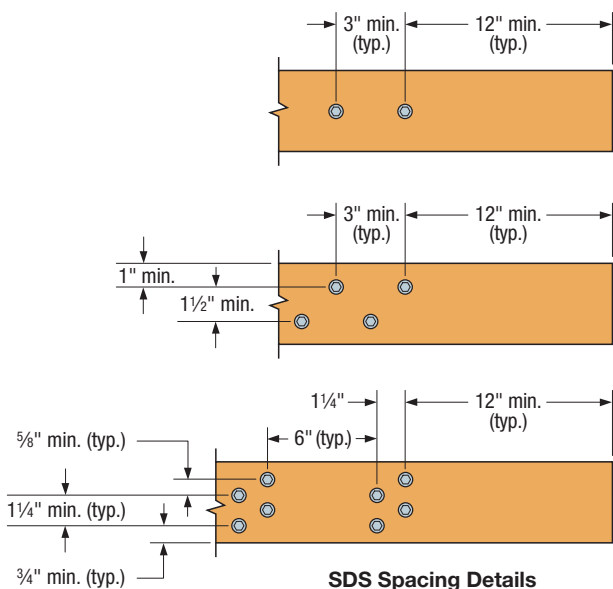
Strong-Drive®

SDS HEAVY-DUTY CONNECTOR Screw (cont.)

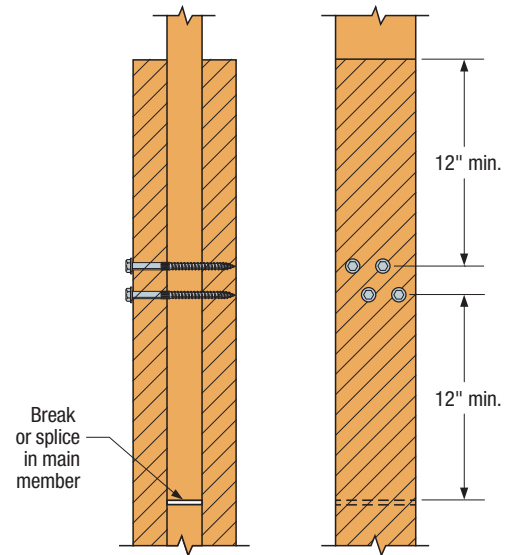
SDS – Allowable Double-Shear Loads – Douglas Fir-Larch, Southern Pine, Spruce-Pine-Fir

Size (in.)	Model No.	Side Members	Allowable Shear Loads (lb.)		
			DF	SP	SPF
¼ x 3	SDS25300	2 ³ / ₃₂ " wood structural panel rated sheathing	355	325	305
¼ x 4½	SDS25412	2x solid sawn	395	475	335

1. Allowable loads are based on Simpson Strong-Tie® laboratory testing with a safety factor of 5.0 applied to the average ultimate test load.
2. Allowable loads are based on 1½" thick main members and assume no gap between side and main members.
3. Allowable loads are shown at the wood load duration factor of $C_D = 1.00$. Loads may be increased for load duration by the building code up to a $C_D = 1.60$. The Designer shall apply all adjustment factors required per NDS.
4. For applications with 2x side members, use allowable loads based on the lower of side member or main member species.
5. The Designer is responsible for the design of wood members.



SDS Spacing Details

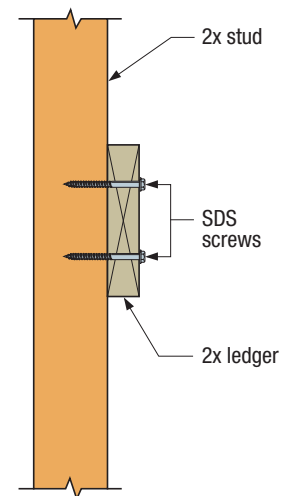


Typical SDS Double Shear Installation

SDS – Allowable Shear Loads – Installations into the Narrow Face of 2X SPF, HF, DF, SP Lumber

Size (in.)	Model No.	Wood Side Member Actual Thickness (in.)	Minimum Main Member Penetration ⁵ (in.)	DF/SP Allowable Shear Loads (lb.)	SPF/HF Allowable Shear Loads (lb.)
¼ x 3½	SDS25312	1½	2	250	190
¼ x 4½	SDS25412			250	190

1. Allowable loads are based on testing per ICC AC233 and are limited to parallel-to-grain loaded solid-sawn main members (2" nominal). Wood side members may be loaded parallel or perpendicular to grain (see footnote 4).
2. DF/SP allowable loads are based on wood members having a minimum specific gravity of 0.50, and SPF/HF allowable loads are based on wood members having a minimum specific gravity of 0.42. Where the side and main members have different specific gravities, the lower values shall be used.
3. Allowable loads are shown at the wood load duration factor of $C_D = 1.00$. Loads may be increased for load duration by the building code up to a $C_D = 1.60$.
4. Minimum spacing of fasteners is 3" o.c., minimum end distance is 3" for all parallel-to-grain loaded members, or 4" for all perpendicular-to-grain loaded members, and minimum edge distance is ¾" for all parallel-to-grain loaded members, or 1½" for perpendicular-to-grain loaded side members.
5. Screws may be installed with an intermediate layer of wood structural panel between the side and main member provided the wood structural panel is fastened to the main member per code and the minimum penetration of the screw into the main member (excluding the wood structural panel) is met.



Ledger-to-Stud Assembly

Load Tables, Technical Data and Installation Instructions

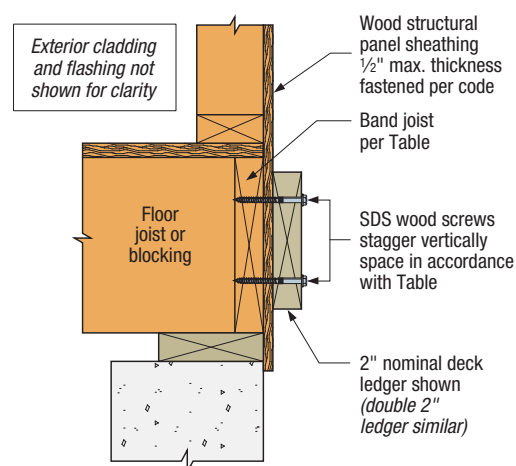
Strong-Drive®**SDS HEAVY-DUTY CONNECTOR Screw (cont.)**

Code-Compliant Spacing for a Sawn Lumber Deck Ledger to Rim Board

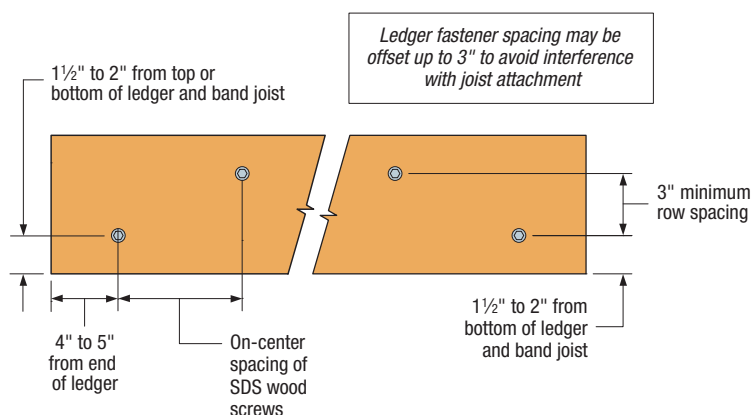
Loading Condition	Ledger Nominal Size (in.)	SDS Screw Length (in.)	Rim Board Material and Size	Maximum Deck Joist Span						
				Up to 6 ft.	Up to 8 ft.	Up to 10 ft.	Up to 12 ft.	Up to 14 ft.	Up to 16 ft.	Up to 18 ft.
				Maximum On-Center Spacing of Fasteners (in.)						
40 psf Live 10 psf Dead	2x	3½	2" nominal sawn lumber	13	10	8	6	5	5	4
	(2) 2x³	5								
	2x	3½	1" min. oriented strand board (OSB) rim board	12	9	7	6	5	4	4
	2x	3½	1½" min. oriented strand board (OSB) rim board or 1¼" min. structural composite lumber	15	11	9	7	6	5	5
60 psf Live 10 psf Dead	2x	3½	2" nominal sawn lumber	9	7	5	4	4	3	3
	(2) 2x³	5								
	2x	3½	1" min. oriented strand board (OSB) rim board	8	6	5	4	3	3	2
	2x	3½	1½" min. oriented strand board (OSB) rim board or 1¼" min. structural composite lumber	10	8	6	5	4	4	3

1. Solid-sawn band joists shall be Spruce-Pine-Fir, Hem-Fir, Douglas Fir-Larch, or Southern Pine species. Ledger shall be Hem-Fir, Douglas Fir-Larch, or Southern Pine species.
2. Fastener spacings are based on single fastener testing of the Strong-Drive® SDS screw with a safety factor of 5.0 and include NDS wet service adjustment factor.
3. Multiple ledger plies shall be fastened together per code independent of the SDS screws.

4. SDS screw spacing values (above) are equivalent to 2009 IRC Table R502.2.2.1 and 2012/2015 IRC Table R507.2, based on testing of the Strong-Drive® SDS screw with a factor of safety of 5.0. The table above also provides SDS screw spacing for a wider range of materials commonly used for rim board, and an alternate loading condition as required by some jurisdictions.
5. Screw models SDS25312, SDS25312SS and SDS25500.

**Ledger-to-Rim Board Assembly**

(Wood-framed lower floor acceptable, concrete wall shown for illustration purposes)

**SDS Screw Spacing Detail for Ledgers**

Load Tables, Technical Data and Installation Instructions

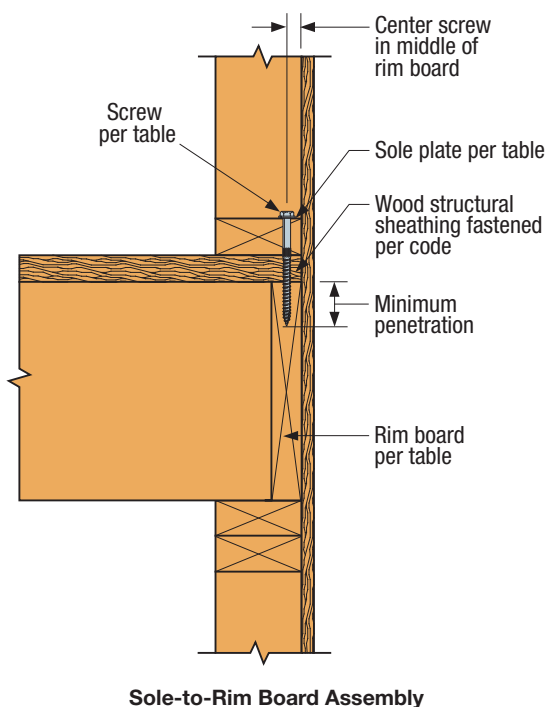
Strong-Drive®

SDS HEAVY-DUTY CONNECTOR Screw (cont.)

SDS – Allowable Shear Values for Sole-to-Rim Connections

Size (in.)	Model No.	Sole Plate Nominal Size (in.)	Minimum Penetration into Rim Board (in.)	Allowable Loads (lb.)							
				2x DF/SP Rim Board		2x SPF/HF Rim Board		1 1/4" Min. LVL Rim Board		1 1/4" Min. LSL Rim Board	
				DF/SP Sole Plate	SPF/HF Sole Plate	DF/SP Sole Plate	SPF/HF Sole Plate	DF/SP Sole Plate	SPF/HF Sole Plate	DF/SP Sole Plate	SPF/HF Sole Plate
1/4 x 4.5	SDS25412	2x	2	250	190	190	190	190	190	220	190
1/4 x 5	SDS25500	2x	2	250	190	190	190	190	190	220	190
1/4 x 6	SDS25600	2x or 3x	2	250	190	190	190	190	190	220	190

1. Allowable loads are based on testing per ICC-ES AC233 and are limited to parallel-to-grain loading.
2. Allowable loads are shown at the wood load duration factor of $C_D = 1.00$. Loads may be increased for load duration by the building code up to a $C_D = 1.60$.
3. Minimum spacing of the SDS for sawn lumber applications is 3" o.c., minimum end distance is 3", and minimum edge distance is 5/8".
4. Minimum spacing of the SDS for LVL and LSL applications is 6" o.c., minimum end distance is 6", and minimum edge distance is 5/8".
5. Wood structural panel up to 1 1/4" thick is permitted between the sole plate and rim board provided it is fastened to the rim board per code and the minimum penetration of the screw into the rim board is met.
6. A double 2x sole plate is permitted provided it is independently fastened per the code and the minimum screw penetration per the table is met.



BC/BCS

Post Caps

The BCS allows for the connection of (2) 2x's to a 4x post or (3) 2x's to a 6x post. Double-shear nailing between beam and post gives added strength. The BC series offers dual purpose post cap/base for light cap or base connections.

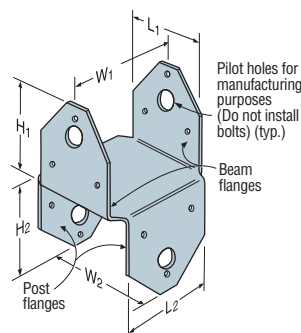
Material: 18 gauge

Finish: Galvanized. Some products available in ZMAX® coating; see Corrosion Information, pp. 15–18.

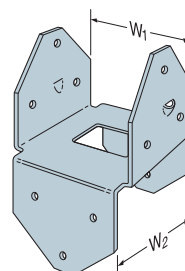
Installation:

- Use all specified fasteners; see General Notes
- Do not install bolts into pilot holes
- BCS — Install dome nails on beam; drive nails at an angle through the beam into the post below to achieve the table loads
- BC — Install with 16d commons or 16d x 2½" joist hanger nails
- Post bases do not provide adequate resistance to prevent members from rotating about the base and therefore are not recommended for non top-supported installations (such as fences or unbraced carports)
- To tie multiple 2x members together, the Designer must determine the fasteners required to join members to act as one unit without splitting the wood

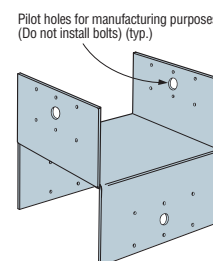
Codes: See p. 14 for Code Reference Key Chart



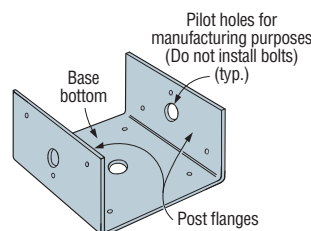
BC4 Cap/Base
(BC6 similar)



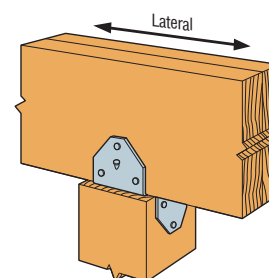
BCS2-2/4
U.S. Patent
5,603,580



BC8 Cap/Base



BC60 Half Base
(Other similar)



Typical BCS Installation

These products are available with additional corrosion protection. For more information, see p. 18.

These products are approved for installation with the Strong-Drive® SD Connector screw. See pp. 39–40 for more information.

	Model No.	Dimensions (in.)						Fasteners			Allowable Loads (DF/SP) (160) ¹		Code Ref.
		W ₁	W ₂	L ₁	L ₂	H ₁	H ₂	Beam Flange	Post Flange	Base Bottom	Uplift	Lateral	
Caps													
SS	BC4	3⅝	3⅝	2⅞	2⅞	3	3	(6) 16d	(6) 16d	—	980	1,000	I12, I27, L4, L5, FL
	BC46	3⅝	5½	4⅞	2⅞	3½	2½	(12) 16d	(6) 16d	—	980	1,000	I12, L4, FL
SS	BC4R	4	4	4	4	3	3	(12) 16d	(12) 16d	—	980	1,000	
	BC6	5½	5½	4⅞	4⅞	3⅝	3⅝	(12) 16d	(12) 16d	—	1,050	2,000	
	BC6R	6	6	6	6	3	3	(12) 16d	(12) 16d	—	1,050	2,000	
	BC8	7½	7½	7½	7½	4	4	(12) 16d	(12) 16d	—	1,800	2,000	
SS	BCS2-2/4	3⅝	3⅝	2⅞	2⅞	2⅝⅝	2⅝⅝	(8) 10d	(6) 10d	—	780	1,025	I12, I27, L4, L5, FL
SS	BCS2-3/6	4⅝	5⅝	4⅞	2⅞	3⅝	2⅝⅝	(12) 16d	(6) 16d	—	800	1,495	I12, L4, FL
Bases													
SS	BC40	3⅝	—	3¼	—	2¼	—	—	(6) 16d	(4) 16d	510	735	I27, L5
	BC40R	4	—	4	—	3	—	—	(6) 16d	(4) 16d	510	735	170
	BC460	5½	—	3⅝	—	3	—	—	(6) 16d	(4) 16d	450	735	
	BC60	5½	—	5½	—	3	—	—	(6) 16d	(4) 16d	450	735	I27, L5
	BC60R	6	—	6	—	3	—	—	(6) 16d	(4) 16d	450	735	170
	BC80	7½	—	7½	—	4	—	—	(6) 16d	(4) 16d	450	735	
	BC80R	8	—	8	—	4	—	—	(6) 16d	(4) 16d	450	735	

1. Allowable loads have been increased for wind or earthquake with no further increase allowed; reduce where other loads govern.

2. Structural composite lumber columns have sides that show either the wide face or the edges of the lumber strands/veneers. Values in the tables reflect installation into the wide face. See technical bulletin **T-C-SCLCLM** at strongtie.com for values on the narrow face (edge).

3. Base allowable loads assumes nails have full penetration into supporting member. Loads do not apply to end grain post installations.

4. **Nails:** 16d = 0.162" dia. x 3½" long, 10d = 0.148" dia. x 3" long. See pp. 26–27 for other nail sizes and information.

RPBZ

Retrofit Post Base

The RPBZ Retrofit Post Base is designed to reinforce existing posts and columns. The single, versatile model will fit on any size post consisting of a double 2x4 or larger. RPBZ can also be used to reinforce new post-base connections, such as braced carports, patio covers, decks and other structures. The RPBZ can be installed with the CPS composite plastic standoff to meet a 1" post standoff code requirement. (For more information about the CPS, see p. 379.) A single RPBZ can be installed on a post that is flush to a corner, and two RPBZs can be installed at away-from-edge conditions to fortify the post-base connection to resist both wind and seismic forces.

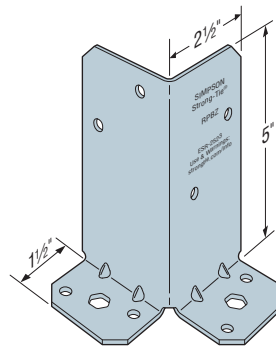
Simpson Strong-Tie® Strong-Drive® SDS Heavy-Duty Connector screws install easily and provide excellent holding strength for post-to-flange connections. Additionally, the RPBZ can be purposed as a temporary base fixture for posts when shoring beams. RPBZ comes standard in ZMAX® finish to meet exposure conditions in many environments. See additional Corrosion information at strongtie.com/corrosion.

Material: 12 gauge **Finish:** ZMAX coating

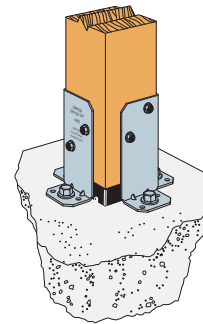
Installation:

- Use all specified fasteners; see General Notes.
- Simpson Strong-Tie ¼" x 1½" Strong-Drive SDS Heavy-Duty Connector and base connection fasteners are not provided with RPBZ. Simpson Strong-Tie CPS series Composite Post Stand-Off sold separately.
- Post bases do not provide adequate resistance to prevent members from rotating about the base and therefore are not recommended for non top-supported installations, such as fences or unbraced car ports.

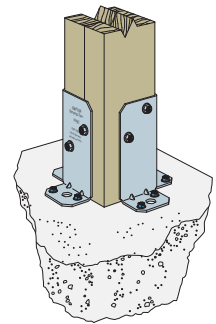
Codes: See p. 14 for Code Reference Key Chart



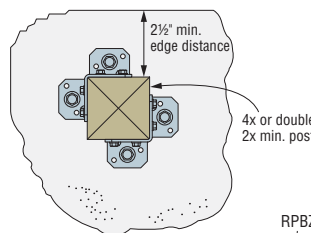
RPBZ



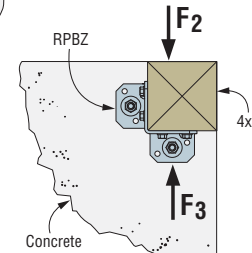
RPBZ Installation With CPS Away From Edge on Concrete



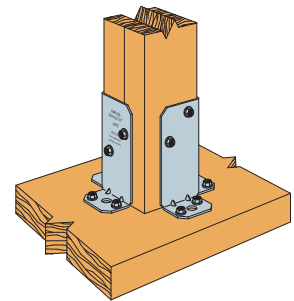
RPBZ Installation in Interior-Dry Environment with Titen® Masonry Screws



RPBZ Installation Away From Edge on Concrete



RPBZ Corner Installation Post Flush To Edge



RPBZ Installation on Wood

These products are available with additional corrosion protection. For more information, see p. 18.

RPBZ Connector-Only Values

Model No.	Part Qty.	Post Size	Fasteners				Allowable Connector Loads (DF/SP)			Code Ref.	
			Base Connection ^{4,5}		Post		Uplift (160)	F ₂ (160)	F ₃ (160)		
			Type	Qty.	Type	Qty.					
RPBZ	Connection To Concrete										I3
	1	4x, 6x	¾" Anchor bolt or ¼" Titen® screw	2 anchors or 4 screws	¼" x 1 ½" SDS	4	1,500	860	485		
	2			4 anchors or 8 screws		8	2,235	1,115	1,115		
	Connection To Wood Framing ^{2,3}										
	1	4x, 6x	¼" x 3" SDS	4	¼" x 1 ½" SDS	4	1,335	860	485		
	2			8		8	2,235	1,115	1,115		
	1		¼" x 1 ½" SDS	4		4	845	860	485		
	2			8		8	1,825	1,115	1,115		

RPBZ Anchorage-to-Concrete Values

Model No.	Part Qty.	Post Size	Fasteners		Allowable Anchorage Loads			
			Base Connection		Uplift		F ₂	F ₃
			Type	Qty.	Uncracked	Cracked		
RPBZ	Corner – Post Flush to Edge							
	1	4x, 6x	¼" x 1¾" Titen screw	4	750	—	820	820
			¾"-diameter anchor	2	1,520	1,085	510	510
	Away From Edge							
	1	4x, 6x	¼" x 1¾" Titen screw	4	850	—	935	935
			¾"-diameter anchor	2	2,190	1,565	1,265	1,265
	2		¼" x 1¾" Titen screw	8	1,500	—	1,645	1,645
			¾"-diameter anchor	4	3,635	2,595	1,730	1,730

1. Allowable load for design shall not exceed minimum of Connector Only Value and Anchorage to Concrete Value.
2. Allowable connector loads are based on DF/SP lumber. For SPF/HF, multiply table loads by 0.72.
3. Double 2x4s may be used in lieu of 4x4 post.
4. For installation on 6x or larger members, if four RPBZs are used, allowable loads may be taken to be 1.5 x the tabulated two-part value.
5. For installations into concrete, minimum compressive strength, $f_c = 2,500$ psi. Designer is responsible for concrete member uplift design.
6. Away-From-Edge loads require face of wood post to be a minimum of 2½" away from near edge of concrete on all four sides of the post.
7. Allowable anchorage to concrete uplift and shear loads for the ¾" diameter anchors are calculated per ACI 318-14. Shear loads assume cracked concrete while uplift loads consider both cracked and uncracked concrete values and all are qualified for Wind and Seismic Design Categories A&B.
8. Embedment depth for these post-install anchors must be a minimum 2¾" and are for use with SET-XP® or AT-XP® structural anchoring adhesives or Titen HD® screw anchors.
9. Allowable uplift and shear loads for the Titen® masonry screws do not carry a particular "cracked" or "uncracked" designation.
10. Titen® masonry screws and Titen HD screw anchors should only be used in interior-dry and non-corrosive environments.
11. Threads on Strong-Drive® SDS Heavy-Duty Connector screws into wood framing must be fully engaged into a structural wood member.

**GENERAL NOTES,
SPECIFICATIONS,
SAFETY, AND
PRECAUTIONS**

RigidLam® LVL Product Line

You've probably been building with traditional solid sawn lumber beams, headers, columns and studs for as long as you've been building. Now through advances in technology and design, there is a better choice – RigidLam LVL (Laminated Veneer Lumber) beams, headers, columns and studs. They are simply a better alternative than traditional solid sawn lumber pieces.

Work with a stronger, stiffer, more consistent and more predictable building material. Compared with similar sized sections, our RigidLam LVL products can support heavier loads and allow greater spans than conventional lumber.

MOISTURE REPELLENT SEALER

RigidLam LVL is coated with a wax-based moisture repellent sealer that is formulated specifically for LVL to provide temporary protection against moisture issues during normal storage and construction schedules. It is applied to all six sides of the LVL during the manufacturing process. After the sealer dries, it is inert and clear in appearance.

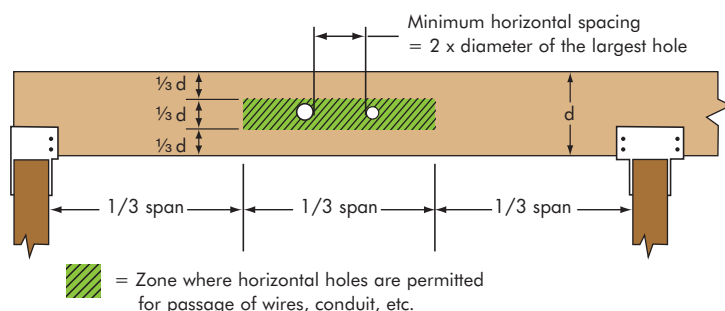


STORAGE, HANDLING & INSTALLATION

- Do Not drop RigidLam LVL off the delivery truck. Best practice is use of a forklift or boom.
 - RigidLam LVL should be stored lying flat and protected from the weather.
 - Keep the material a minimum of 6" above ground to minimize the absorption of ground moisture and allow circulation of air.
 - Bundles should be supported every 10' or less.
 - RigidLam LVL is for use in covered, dry conditions only. Protect from the weather on the job site both before and after installation.
 - 1-1/2" x 14" and deeper and 1-3/4" x 16" and deeper must be a minimum of two plies unless designed by a design professional for a specific application.
 - RigidLam LVL headers and beams shall not be cut, notched or drilled except as shown below. Heel cuts may be possible. Contact your Roseburg Forest Products representative.
 - It is permissible to rip RigidLam LVL to a non-standard depth provided it is structurally adequate for the applied loads. Use appropriate software (e.g. Simpson Strong-Tie® Component Solutions™) or engineering analysis to analyze non-standard depths.
 - Protect RigidLam LVL from direct contact with concrete or masonry.
 - Ends of RigidLam LVL bearing in concrete or masonry pockets must have a minimum of 1/2" airspace on top, sides and end.
 - RigidLam LVL is manufactured without camber and therefore may be installed with either edge up or down.
 - Do Not install damaged RigidLam LVL.
 - Do Not walk on beams until they are fully braced, or serious injuries may result.
- See additional notes on page 6**

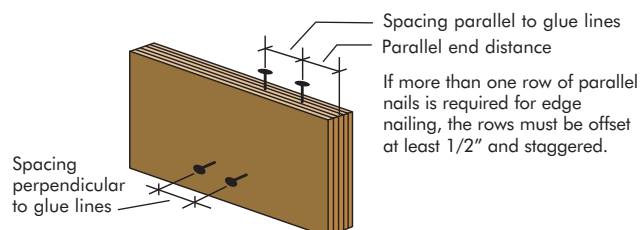
See additional notes on page 6

PERMISSIBLE HORIZONTAL ROUND HOLE LOCATION FOR RIGIDLAM® LVL BEAMS



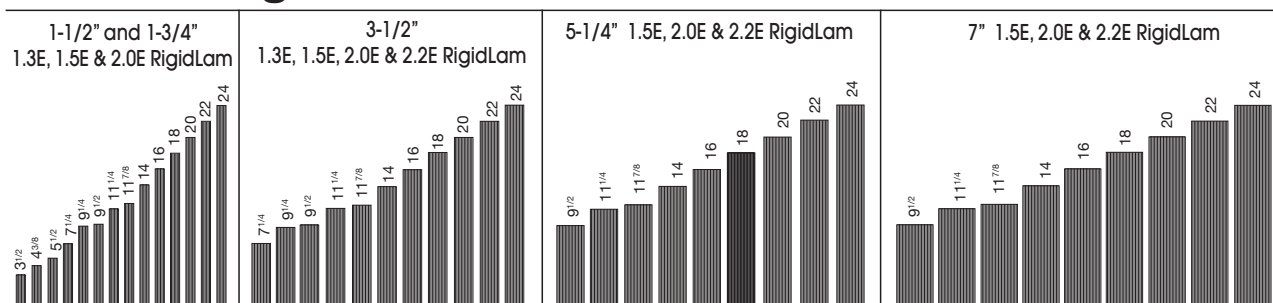
- For beam depths (d) of 4-3/8, 5-1/2, and 7-1/4 inches, the maximum hole diameter is 1, 1-1/8, and 1-1/2 inches, respectively.
- For deeper beams, the maximum hole diameter is 2 inches.
- Diagram applies for simple and multi-span applications with uniform loading.
- No more than 3 holes per span are permitted.
- Holes should not be cut in cantilevers.
- Note: Larger holes, more holes and/or holes that are located outside of the shaded area shown may be permissible as verified by appropriate software (e.g. Simpson Strong-Tie® Component Solutions™) or engineering analysis.

MINIMUM NAIL SPACING FOR RIGIDLAM LVL BEAMS



Nail Size	Minimum Parallel Spacing	Minimum Parallel End Distance	Minimum Perpendicular Spacing
8d Box	2"	1-1/2"	2"
8d Common	3"	2"	2"
10d & 12d Box	3"	2"	2"
10d & 12d Common	4"	3"	3"
16d Sinker	4"	3"	3"
16d Common	6"	4"	3"

Available RigidLam® LVL Sizes*



* Not all grades and/or sizes available in all markets. Contact your Roseburg EWP representative for availability.

See pages 35-39 for additional column, stud and stair stringer information.

RigidLam® LVL Allowable Design Stresses¹

		1.3E LVL	1.5E LVL	2.0E LVL	2.2E LVL
Modulus of Elasticity (MOE) ² – Edgewise or Flatwise	E (psi) =	1,300,000	1,500,000	2,000,000	2,200,000
Bending – Edgewise ^{3,4}	F _b edge (psi) =	2,250	2,250	3,100	3,100
Bending – Flatwise ⁵	F _b flat (psi) =	2,250	2,250	3,100	3,100
Horizontal Shear - Edgewise	F _v edge (psi) =	200	220	290	290
Horizontal Shear - Flatwise	F _v flat (psi) =	130	130	130	130
Compression Perp. To Grain ² - Edgewise	F _{c perp} edge (psi) =	560	575	750	750
Compression Perp. To Grain ² - Flatwise	F _{c perp} flat (psi) =	650	650	650	650
Compression Parallel to Grain	F _{c para} (psi) =	1,950	1,950	3,000	3,000
Tension Parallel to Grain ⁶	F _t (psi) =	1,500	1,500	2,100	2,100
MOE for stability calculations ²	E _{min} (psi) =	687,023	792,718	1,056,958	1,162,654

- These allowable design stresses apply to dry service conditions.
- MOE values shown are "Apparent MOE". No increase is allowed for duration of load.
- For depths other than 12" multiply F_b edge by (12/d)^{1/8} where d = depth of member (in).
- A factor of 1.04 may be applied for repetitive members as defined in the National Design Specification for Wood Construction.
- Tabulated F_b flat values are based on a thickness of 1 3/4". For other thicknesses, when loaded flatwise, multiply F_b flat by (1.75/t)^{1/5}, where t is the LVL thickness in inches. For thicknesses less than 1 3/4", use the tabulated value.
- Tensile stress is based on a 4-foot gage length. For greater lengths, multiply F_t by (4/L)^{1/9} where L=length in feet. For lengths less than 4 feet, use the tabulated value.

RigidLam® LVL Design Values (1-Ply 1 3/4" Edgewise)

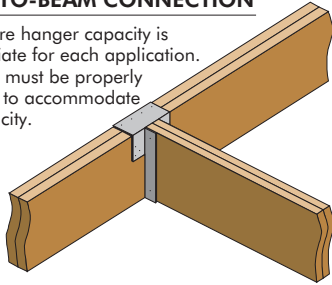
Depth (in)	1.3E RIGIDLAM LVL					1.5E RIGIDLAM LVL					2.0E RIGIDLAM LVL					2.2E RIGIDLAM LVL				
	Max. Vert. Shear (lbs)	Max. Moment (ft-lbs)	El x10 ⁶ (lbs-in ²)	Approx. Weight (lbs/ft)		Max. Vert. Shear (lbs)	Max. Moment (ft-lbs)	El x10 ⁶ (lbs-in ²)	Approx. Weight (lbs/ft)		Max. Vert. Shear (lbs)	Max. Moment (ft-lbs)	El x10 ⁶ (lbs-in ²)	Approx. Weight (lbs/ft)		Max. Vert. Shear (lbs)	Max. Moment (ft-lbs)	El x10 ⁶ (lbs-in ²)	Approx. Weight (lbs/ft)	
3 1/2	817	781	8	1.53		898	781	9	1.53		1,184	1,077	13	1.62		1,184	1,077	14	1.62	
4 3/8	1,021	1,187	16	1.91		1,123	1,187	18	1.91		1,480	1,636	24	2.02		1,480	1,636	27	2.02	
5 1/4	1,225	1,671	27	2.30		1,348	1,671	32	2.30		1,776	2,303	42	2.42		1,776	2,303	46	2.42	
5 1/2	1,283	1,824	32	2.41		1,412	1,824	36	2.41		1,861	2,513	49	2.54		1,861	2,513	53	2.54	
7	1,633	2,866	65	3.06		1,797	2,866	75	3.06		2,368	3,949	100	3.23		2,368	3,949	110	3.23	
7 1/4	1,692	3,061	72	3.17		1,861	3,061	83	3.17		2,453	4,218	111	3.35		2,453	4,218	122	3.35	
9 1/4	2,158	4,834	150	4.05		2,374	4,834	173	4.05		3,130	6,660	231	4.27		3,130	6,660	254	4.27	
9 1/2	2,217	5,082	163	4.16		2,438	5,082	188	4.16		3,214	7,002	250	4.39		3,214	7,002	275	4.39	
11 1/4	2,625	6,977	270	4.92		2,888	6,977	311	4.92		3,806	9,613	415	5.20		3,806	9,613	457	5.20	
11 7/8	2,771	7,722	317	5.20		3,048	7,722	366	5.20		4,018	10,639	488	5.48		4,018	10,639	537	5.48	
14	3,267	10,514	520	6.13		3,593	10,514	600	6.13		4,737	14,486	800	6.47		4,737	14,486	880	6.47	
16	3,733	13,506	777	7.00		4,107	13,506	896	7.00		5,413	18,608	1,195	7.39		5,413	18,608	1,314	7.39	
18	4,200	16,843	1,106	7.88		4,620	16,843	1,276	7.88		6,090	23,206	1,701	8.31		6,090	23,206	1,871	8.31	
20	4,667	20,522	1,517	8.75		5,133	20,522	1,750	8.75		6,767	28,275	2,333	9.24		6,767	28,275	2,567	9.24	
22	5,133	24,537	2,019	9.63		5,647	24,537	2,329	9.63		7,443	33,807	3,106	10.16		7,443	33,807	3,416	10.16	
24	5,600	28,886	2,621	10.50		6,160	28,886	3,024	10.50		8,120	39,798	4,032	11.08		8,120	39,798	4,435	11.08	

- Allowable shear and moment values are for 100% Duration of Load and may be adjusted for other durations of load. El shall not be adjusted for duration of load.
- For 2-Ply, 3-Ply and 4-Ply LVL members, the values in the tables may be multiplied by 2, 3 and 4 respectively.
- For 1-1/2" thick LVL members, allowable design values may be obtained by multiplying the table values by 0.857.
- 1-1/2" thick members 14" and deeper must be a minimum of two plies unless designed by a design professional for a specific application.
- 1-3/4" thick members 16" and deeper must be a minimum of two plies unless designed by a design professional for a specific application.
- Single ply 1-1/2" thick members are assumed to be laterally braced at 16" o.c. or less.
- Single ply 1-3/4" thick members are assumed to be laterally braced at 24" o.c. or less.

RigidLam LVL Bearing Details Please refer to page 44 for LVL bearing length requirements.

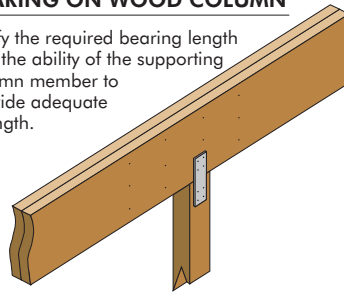
BEAM-TO-BEAM CONNECTION

Make sure hanger capacity is appropriate for each application. Hangers must be properly installed to accommodate full capacity.



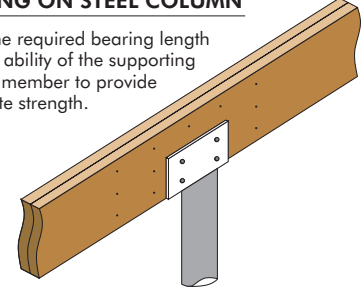
BEARING ON WOOD COLUMN

Verify the required bearing length and the ability of the supporting column member to provide adequate strength.

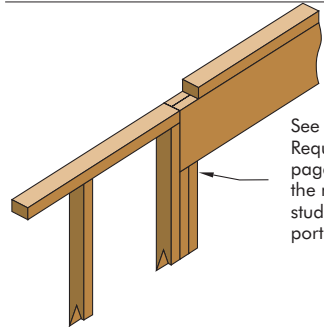


BEARING ON STEEL COLUMN

Verify the required bearing length and the ability of the supporting column member to provide adequate strength.



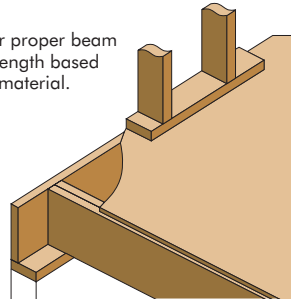
BEARING FOR DOOR OR WINDOW HEADER



See "Bearing Length Requirements" on page 44 to determine the number of jack studs required to support header.

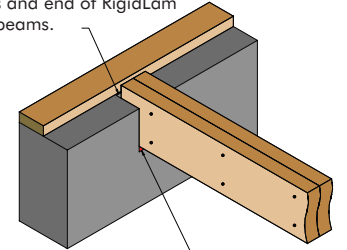
BEARING ON EXTERIOR WALL

Check for proper beam bearing length based on plate material.



POCKET CONSTRUCTION

Provide 1/2" air space on top, sides and end of RigidLam LVL beams.

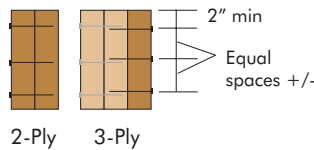


Provide moisture barrier between RigidLam LVL beams and concrete.

Fastening Recommendations For Multiple Ply Members

TOP LOADED MEMBERS - 2 & 3 PLY

For 12" deep (or less) members, nail plies together with 2 rows of 16d x 3 1/2" com. nails at 12" o.c. (add 1 row for 16d sinkers).



For 14", 16" or 18" deep members, nail plies together with 3 rows of 16d x 3 1/2" com. nails at 12" o.c. (add 1 row for 16d sinkers).

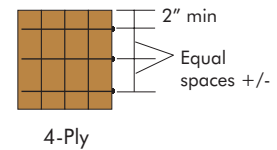
For 20", 22" or 24" deep members, nail plies together with 4 rows of 16d x 3 1/2" com. nails at 12" o.c. (add 1 row for 16d sinkers).

TOP LOADED MEMBERS - 4 PLY

For 4-Ply Top Loaded members, it is recommended to connect the plies together with appropriate wood screws (see page 41 for approved wood screws).

The recommended fastener spacing is two rows at 24" o.c. for up to and including 16" deep members, and 3 rows at 24" o.c. for members up to and including 24" deep. If the fastener point penetrates a minimum of 75% of the 4th ply, they may be applied from one side of the beam; otherwise, the fasteners must be applied from both sides and staggered.

Load must be applied evenly to all 4 plies; otherwise, use connections for side loaded members.



SIDE LOADED MEMBERS

MAXIMUM UNIFORM LOAD APPLIED TO EITHER OUTSIDE PIECE - POUNDS PER LINEAL FOOT

1-1/2" Thick Pieces in Member	Nail Size	Nailed				Bolted					
		2 rows 10d common at 12" o.c.		3 rows 10d common at 12" o.c.		2 rows 1/2" bolts at 24" o.c.		2 rows 1/2" bolts at 12" o.c.		3 rows 1/2" bolts at 12" o.c.	
		1.3E & 1.5E LVL	2.0E & 2.2E LVL	1.3E & 1.5E LVL	2.0E & 2.2E LVL	1.3E & 1.5E LVL	2.0E & 2.2E LVL	1.3E & 1.5E LVL	2.0E & 2.2E LVL	1.3E & 1.5E LVL	2.0E & 2.2E LVL
2 - 1-1/2"	10d com. (0.148" x 3")	465	465	700	700	395	435	795	870	1190	1305
3 - 1-1/2"	10d com. (0.148" x 3")	350	350	525	525	295	325	595	650	895	980
4 - 1-1/2"	use bolts	-	-	-	-	265	290	530	580	795	870
1-3/4" Thick Pieces in Member	Nail Size	Nailed				Bolted					
		2 rows 16d common at 12" o.c.		3 rows 16d common at 12" o.c.		2 rows 1/2" bolts at 24" o.c.		2 rows 1/2" bolts at 12" o.c.		3 rows 1/2" bolts at 12" o.c.	
		1.3E & 1.5E LVL	2.0E & 2.2E LVL	1.3E & 1.5E LVL	2.0E & 2.2E LVL	1.3E & 1.5E LVL	2.0E & 2.2E LVL	1.3E & 1.5E LVL	2.0E & 2.2E LVL	1.3E & 1.5E LVL	2.0E & 2.2E LVL
2 - 1-3/4"	16d com. (0.162" x 3-1/2")	560	560	845	845	460	505	925	1015	1390	1520
3 - 1-3/4"	16d com. (0.162" x 3-1/2")	420	420	635	635	345	380	695	760	1040	1140
4 - 1-3/4"	use bolts	-	-	-	-	305	335	615	675	925	1015
2 - 3-1/2"	use bolts	-	-	-	-	820	860	1640	1720	2465	2580

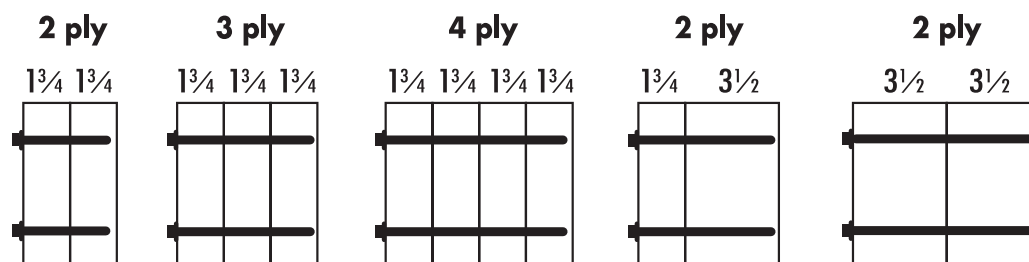
RECOMMENDED FASTENER DESIGN INFORMATION IN TERMS OF EQUIVALENT SPECIFIC GRAVITY FOR HEADER GRADES OF RIGIDLAM LVL

	Face		Edge	
	1.3E & 1.5E LVL	2.0E & 2.2E LVL	1.3E & 1.5E LVL	2.0E & 2.2E LVL
Withdrawal - nail	0.50	0.50	0.47	0.50
Dowel Bearing - nail	0.50	0.50	0.47	0.50
Dowel Bearing - bolt	0.47	0.50	Not applicable	

- Use appropriate software (e.g. Simpson Strong-Tie® Component Solutions™) or beam/header charts or plf load tables to size the beam.
- The table values apply to common (A307) bolts. Bolt holes must be centered at least two inches from the top and bottom edges of the beam. Bolt holes must be the same diameter as the bolts. Washers must be used under the bolt heads and nuts. Offset or stagger rows of bolt holes by one-half of the bolt spacing.
- The specified nailing applies to both sides of a three-piece beam.
- 7 inch wide beams may not be loaded from one side only. They must be loaded from both sides and/or top-loaded.
- The side loaded table values for nails may be doubled for 6" o.c. spacing and tripled for 4" o.c. spacing.
- Duration of load factors (e.g. 115%, 125% etc...) may be applied to the table values.

Fastening Recommendations For Multiple Ply LVL Members (cont.)

- The wood screws listed below are approved for use in connecting multiple plies of RigidLam® LVL together and may be used as an alternative to the nailing or bolting guidelines on the previous page.
- Pre-drilling of the LVL members is not required for the screws listed below.
- Carefully review and adhere to the design and installation information available from each of the screw manufacturers listed below.

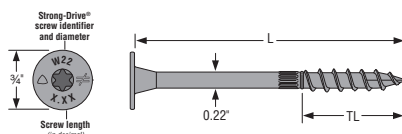


The diagrams above are for illustrative purposes only, screws may need to be applied to both sides. Refer to the manufacturers' information for the appropriate design and installation guidelines.

SIMPSON

Simpson SDW Wood Screws

Strong-Tie®
CONNECTORS



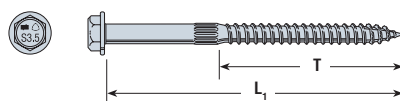
Model No.	L (in)	TL (in)	Head Stamp Length
SDW22338	3-3/8	1-9/16	3.37
SDW22500	5	1-9/16	5.00
SDW22634	6-3/4	1-9/16	6.75

- Code Evaluation Report – IAPMO ER-0192
- For SDW design and installation information, refer to the current Simpson Strong-Tie literature, www.strongtie.com or contact Simpson Strong-Tie at 800-999-5099.

SIMPSON

Simpson SDS Wood Screws

Strong-Tie®
CONNECTORS



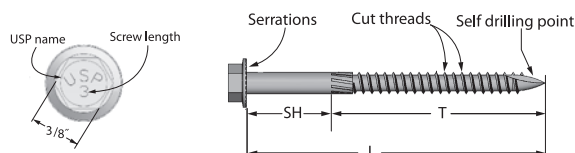
Model No.	L ₁ (in)	T (in)	Head Stamp
SDS25312	3-1/2	2-1/4	S3.5
SDS25412	4-1/2	2-3/4	S4.5
SDS25600	6	3-1/4	S6

- Code Evaluation Report – ICC-ES ESR-2236
- For SDS design and installation information, refer to the current Simpson Strong-Tie literature, www.strongtie.com or contact Simpson Strong-Tie at 800-999-5099.

For hanger information refer to the current Simpson Strong-Tie literature, www.strongtie.com or contact Simpson Strong-Tie at 800-999-5099



USP WS Wood Screws



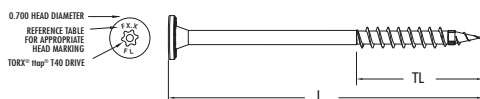
Model No.	L (in)	SH (in)	T (in)
WS35	3-1/2	3/4	2-3/4
WS45	4-1/2	1-1/4	3-1/4
WS6	6	1-3/4	4-1/4

- Code Evaluation Report – ICC-ES ESR-2761
- For WS design and installation information, refer to the current USP Structural Connectors literature, www.uspconnectors.com or contact USP Structural Connectors at 800-328-5934.

For hanger information refer to the current USP Structural Connectors literature, www.uspconnectors.com or contact USP Structural Connectors at 800-328-5934



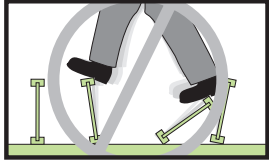
FastenMaster FlatLOK™ Wood Screws



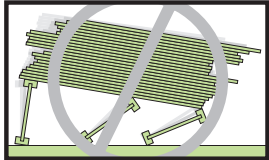
Product	L (in)	TL (in)	Head Marking
FL312	3-1/2	2	F3.5FL
FL005	5	2	F5.0FL
FL634	6-3/4	2	F6.75FL

- Code Evaluation Report – DrJ - TER 1501-08
- For FlatLOK design and installation information, refer to the current FastenMaster literature, www.fastenmaster.com or contact FastenMaster at 800-518-3569

Safety & Construction Precautions



Do not allow workers to walk on I-joists or LVL beams until they are fully installed and braced, or serious injuries can result.



Never stack building materials over unbraced I-joists. Stack only over braced beams or walls.

WARNING

I-joists and LVL beams are not stable until completely installed, and will not carry any load until fully braced and sheathed.

Avoid Accidents by Following These Important Guidelines:

1. Brace and nail each I-joist as it is installed, using hangers, blocking panels, rim board, and/or cross-bridging at joist ends.
2. When the building is completed, the floor sheathing will provide lateral support for the top flanges of the I-joists. Until this sheathing is applied, temporary bracing, often called struts, or temporary sheathing must be applied to prevent I-joist rollover or buckling.
 - ▶ Temporary bracing or struts must be 1 x 4 inch minimum, at least 8 feet long and spaced no more than 8 feet on center, and must be secured with a minimum of two 8d nails fastened to the top surface of each I-joist. Nail bracing to a lateral restraint at the end of each bay. Lap ends of adjoining bracing over at least two I-joists.
 - ▶ Or, sheathing (temporary or permanent) can be nailed to the top flange of the first 4 feet of I-joists at the end of the bay.
3. For cantilevered I-joists, brace top and bottom flanges, and brace ends with closure panels, rim board, or cross-bridging.
4. Install and nail permanent sheathing to each I-joist before placing loads on the floor system. Then, stack building materials over beams or walls only. See APA Technical Note number J735B "Temporary Construction Loads Over I-Joist Roofs and Floors" for additional information regarding proper stacking of building materials.
5. **Never** install a damaged I-joist or LVL beam.

Improper storage or installation, failure to follow applicable building codes, failure to follow span ratings for RFPI®-Joists or RigidLam® LVL, failure to properly use allowable hole sizes and locations, or failure to use web stiffeners when required can result in serious accidents or structural performance problems. Follow these installation guidelines carefully.

These are general recommendations and in some cases additional precautions may be required.

Storage & Handling Guidelines

- Do not drop I-joists or LVL off the delivery truck. Best practice is use of a forklift or boom.
- Store bundles upright on a smooth, level, well-drained supportive surface.
- DO NOT store I-joists or LVL in direct contact with the ground. Bundles should be a minimum of 6" off the ground and supported every 10' or less.
- Always stack and handle I-joists in their upright position only.
- Place 2x or LVL spacers (at a maximum of 10' apart) between bundles stored on top of one another. Spacers above should be lined up with spacers below.
- Bundles should remain wrapped, strapped, and protected from the weather until time of installation.
- Do not lift I-joist bundles by top flange.
- Avoid excessive bowing or twisting of I-joists or LVL during all phases of handling and installation (i.e. measuring, sawing or placement). Never load I-joists in the flat-wise orientation.
- Take care to avoid forklift damage. Reduce forklift speed to avoid "bouncing" the load.
- When handling I-joists with a crane ("picking"), take a few simple precautions to prevent damage to the I-joists and injury to your work crew:
 - ▶ Pick I-joists in the bundles as shipped by the supplier.
 - ▶ Orient the bundles so that the webs of the I-joists are vertical.
 - ▶ Pick the bundles at the 5th points, using a spreader bar if necessary.
- Do not stack LVL bundles on top of I-Joist bundles.
- NEVER USE A DAMAGED I-JOIST OR LVL. All field repairs must be approved by a Design Professional.

